

**ITEM NUMBER: 5b**

<b>23/00367/FHA</b>	<b>Removal of covered passageway roof, single-storey side extension, removal of external canopy and internal alterations. Removal of roller-shutter door and infilling with door/windows and brickwork. New Window to bathroom.</b>	
<b>Site Address:</b>	<b>14 Trooper Road Aldbury Tring Hertfordshire HP23 5RW</b>	
<b>Applicant/Agent:</b>	<b>Mr And Mrs Bolster</b>	
<b>Case Officer:</b>	<b>Jane Miller</b>	
<b>Parish/Ward:</b>	<b>Aldbury Parish Council</b>	<b>Aldbury &amp; Wigginton</b>
<b>Referral to Committee:</b>	<b>Objection from Aldbury Parish Council</b>	

**1. RECOMMENDATION**

That planning permission be **GRANTED** subject to conditions.

**2. SUMMARY**

2.1 The application site is located within the village of Aldbury within the designated Rural Area wherein the proposed development is acceptable in principle, in accordance with Policy CS7 of the Dacorum Borough Core Strategy (2013).

2.2 The overall size, scale and design of the proposed alterations are acceptable, they relate well to the parent dwelling, and would not result in any harm to the character, appearance or historic significance of the Aldbury Conservation Area and adjacent Listed Building. The works are not considered to have any significant adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light. The proposals would not result in a significant loss of privacy.

2.3 Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create significant parking stress in the area.

2.4 Given all of the above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS7, CS8 CS11, CS12, CS24, CS27 of the Dacorum Borough Core Strategy (2013), Planning (Listed Buildings and Conservation Areas) Act 1990, Saved Appendices 3, 7, 97, 119 and 120 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

**3. SITE DESCRIPTION**

3.1 The application site is located on the west side of Trooper Road within the Aldbury Conservation Area to the south of the pond in the village centre. The site comprises a two storey attached dwelling with painted brick elevations under a slate roof and is locally listed. No. 18 & 20 adjacent to the south are Grade II listed.

3.2 Towards the end of the nineteenth century the gap between number 14 and 18 was infilled with a carriageway at ground floor and a room above. To the rear of the infill is an existing plexiglass covered lean-to.

3.3 The site sits within the Chilterns Area of Outstanding Natural Beauty and designated Rural Area.

3.4 The area is characterised by diversity in architectural design.

## **4. PROPOSAL**

4.1 This application seeks permission for the removal of covered passageway roof, single-storey side extension, removal of external canopy and internal alterations. Removal of roller-shutter door and infilling with door/windows and brickwork. New Window to bathroom.

## **5. PLANNING HISTORY**

Planning Applications:

4/0563/79 - Historic File Check DMS for Documents and Further Details  
*DET - 6th June 1979*

4/805/88 - Historic File Check DMS for Documents and Further Details  
*DET - 8th September 1988*

4/01358/17/TCA - Remove cypress tree  
*RNO - 29th June 2017*

4/00370/98/FHA - Porch canopy  
*GRA - 21st April 1998*

4/00690/95/FUL - Change of use from retail to residential  
*GRA - 30th June 1995*

Appeals : None

## **6. CONSTRAINTS**

Area of Archaeological Significance: 29  
Area of Outstanding Natural Beauty: CAONB outside Dacorum  
CIL Zone: CIL1  
Aldbury Conservation Area  
Former Land Use (Risk Zone):  
Parish: Aldbury CP  
RAF Halton and Chenies Zone: Green (15.2m)  
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE  
Rural Area: Policy: CS7  
Small Village: Aldbury  
Parking Standards: New Zone 3  
EA Source Protection Zone: 3

## **7. REPRESENTATIONS**

### Consultation responses

7.1 These are reproduced in full at Appendix A.

### Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

## **8. PLANNING POLICIES**

## Main Documents:

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (July 2021)

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

## Relevant Policies

### Dacorum Core Strategy

NP1 - Supporting Development

CS1 - Distribution of Development

CS4 - The Towns and Large Villages

CS7 - Rural Area

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS24 - The Chilterns Area of Outstanding Natural Beauty

CS27 - Quality of the Historic Environment.

CS29 - Sustainable Design and Construction

### Dacorum Local Plan

Policy 120 – Development in conservation areas

Policy 119 – Development affecting Listed Buildings

Appendix 3 – Layout and Design of Residential Areas

Appendix 7 – Small-scale House Extensions

## Supplementary Planning Guidance/Documents:

Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

Parking SPD (November 2020)

## **9. CONSIDERATIONS**

### Principle of Development

9.1 The application site is located within the Rural Area, wherein in accordance with Policy CS7 of the Core Strategy (2013), small scale development will be permitted including for limited extensions to existing buildings provided it has no significant impact on the character and appearance of the countryside and it supports the rural economy, subject to compliance with the relevant national and local policies.

9.2 The main issues of consideration relate to the impact of the proposal's character and appearance upon the Rural Area, Area of Outstanding Natural Beauty, Conservation Area, adjacent Listed building, existing dwelling house, immediate street scene, residential amenity of neighbouring properties and highway safety.

### Impact on the Rural Area

9.3 The proposal is considered to accord with CS7.

9.4 This application seeks permission for the removal of covered passageway roof, single-storey side extension, removal of external canopy and internal alterations. Removal of roller-shutter door and infilling with door/windows and brickwork. New Window to bathroom. Overall, the proposed alterations are considered small scale, are sympathetic in their siting and design to this rural village location and would not have an unacceptable impact on the character and appearance of the countryside.

9.5 Furthermore, the proposals will have the potential to result in a small modest yet relevant contribution towards the rural economy through the employment of local professionals and materials suppliers and therefore accords with the above policy.

#### Impact on Chilterns Area of Outstanding Natural Beauty

9.6 The application site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). In the AONB the prime planning consideration will be the conservation of the beauty of the area. Wherever development is permitted it will be on the basis of its satisfactory assimilation into the landscape. Saved Policy 97 of the Dacorum Local Plan states that 'Building, plant and structures must be sympathetically sited and designed, having regard to natural contours, landscape, planting and other buildings; there should be no adverse effect on skyline views.' Policy CS24 of the Dacorum Core Strategies states that the special qualities of the Chilterns Area of Outstanding Natural Beauty will be conserved. In addition, development is required to have regard to the policies and actions set out in Chilterns Conservation Board's Management Plan and support the principles set out within the Chilterns Building Design Guide and associated technical notes.

9.7 The proposed extension is single storey, and will be seen against the backdrop of the existing building, such that there will be no adverse effects on the skyline view and the proposed use of materials, subject to condition are considered acceptable. To conclude it is considered that there will be no harm to the AONB as there is no real change to the character and appearance of the building.

9.8 The development is therefore in accordance with saved Policy 97 of the Dacorum Local Plan and Policy CS24 of the Dacorum Core Strategy.

#### Impact on the historic environment and street scene

9.9 The site is located within the Aldbury Conservation Area and as such we would have regard to S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

9.10 Further, there is a chimney stack and existing wall between No. 14 and No.16 Trooper Road, which form part of the adjacent listed building, within the existing covered passageway, and hence the Planning (Listed Buildings and Conservation Areas) Act 1990 is given great weight which requires that local authorities should have special regard to preserving listed buildings.

9.11 The NPPF (2021) Section 16, paragraph 189 states that Heritage assets range from sites and buildings of local historic value to those of the highest significance .... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

9.12 Conservation Areas are designated heritage assets.

9.13 Paragraph 199 goes on to say that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

9.14 Policy CS27 of the Core Strategy (2013) and Saved Policy 120 (Development in Conservation Areas) of the Dacorum Local Plan (2004) reinforces this, seeking to ensure that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced.

9.15 Saved Policy 119 (Development affecting Listed Buildings) also states that there is a general presumption in favour of the preservation of listed buildings of special architectural or historic interest.

9.15 More generally, Chapter 12 of the Framework emphasises the importance of good design in context and, in particular, paragraph 134 states permission should be refused for development of poor design especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

9.16 Dacorum's Core Strategy Policies CS11 (Quality of Neighbourhood Design) and CS12 (Quality of Site Design) state that development within settlements and neighbourhoods should preserve attractive streetscapes; integrate with the streetscape character and respect adjoining properties in terms of scale, height, bulk and materials.

9.17 The proposal would result in the removal of covered passageway roof, single-storey side extension, removal of external canopy and internal alterations. Removal of roller-shutter door and infilling with door/windows and brickwork. New Window to bathroom.

9.18 Beyond the storage area there is an existing covered passageway, this is a plexiglass covered lean-to which will be removed and a new single storey side extension under a mono-pitched roof with three conservation style roof lights will be constructed as illustrated on drawing 2222/02 as a dining room. This side extension will be constructed within the existing garden boundary wall which is to remain with the new eaves sitting just above the height of the existing boundary wall as shown on section B-B of drawing 02. Given the building is locally listed (heritage asset) further details of the materials to be used are required by condition attached to the decision notice.

9.19 It is also proposed to convert the existing storage area into a lobby and WC as shown on drawing 02. Internally there is a chimney stack and existing wall (both retained) which forms the boundary between No. 14 and the adjoining property No16 Trooper Road, a grade II listed building. Given this, to safeguard the historic significance it is considered necessary and reasonable to include a condition requiring further details of the partitioning to be submitted to and approved in writing by the LPA, and requiring that no materials should be fixed in any way to the listed building.

9.20 It is also proposed to remove the existing roller shutter door which serves the existing storage area on the front elevation of the dwelling, and infill that existing aperture with a door, window and white brickwork to match the existing dwelling. It is also proposed to replace the existing side entrance door with a window and remove the external canopy above. Further details including that of the new entrance door, reveal, openings and glazing are required to be submitted to and approved in writing by the LPA in order to preserve or enhance the character and appearance of the designated heritage asset and safeguard the visual character of the conservation area in accordance with the above policy.

9.21 In conclusion, having given great weight to the proposed alterations and the impact these would have on the character and appearance of the Conservation Area and adjacent listed building,

and subject to approved conditions, it is considered that they would preserve its character. The development would therefore comply with The Planning (Listed Buildings and Conservation Areas) Act 1990, Saved Policies 119 and 120 of the Dacorum Local Plan, Policies CS12, CS12 and CS27 of the Dacorum Core Strategy (2013) and the NPPF (2021).

### Impact on Residential Amenity

9.22 The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact upon neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light and privacy.

9.23 A new first floor rear window is proposed within the link above the existing storage area. It is acknowledged that the window will face towards and provide views of the attached neighbour's garden, however there are several existing first floor side windows facing towards the neighbours such that the window is not considered to cause significant harm to the residential amenity of the neighbours when compared to the existing scenario.

9.24 The eaves of the proposed side extension will sit marginally above the existing garden wall, and the pitch of the new roof is steeper than the existing plexi-glass lean-to roof however due to their height and positioning this element is not considered to harm the residential amenity of the neighbours in terms of a loss of light or visual intrusion.

9.25 The existing entrance door on the side elevation is being replaced with a window which will face north towards the centre of the village. Due to the positioning of dwellings, including that the adjacent property, Pound Cottage 10-12 Trooper Road is set back far from the highway and that 12 Trooper Road has existing windows facing north, the new window is not considered to be significantly detrimental to the residential amenity of neighbours in terms of overlooking above the existing scenario and is therefore acceptable.

9.26 Overall, due to the height, positioning and separation distance between the proposed changes and surrounding dwellings houses it is considered that the proposal would result in no significant adverse impact on the residential amenity of the neighbouring properties when considering a loss of daylight, sunlight or privacy. It is therefore considered that the proposal accords with Policy CS12.

### Other Considerations

#### Parking and access

9.27 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.

9.28 The numbers of bedrooms will be reduced from a four to a three bed dwelling following the alterations and therefore as a result of the proposal no additional parking is required.

9.29 The alterations include removing the existing front shutter door serving the existing passage entrance / storage area as shown on the ground floor plan, drawing number 01 (plans / elevations as existing) and replacing it with new door and windows which will serve a lobby area and WC.

9.30 Aldbury Parish Council have objected to the application on parking issues, they 'object to this application on the grounds of loss of off-road parking. Whilst the applicant may choose not to use the garage and lean-to behind for vehicular parking, any permanent loss of off-road parking in a location where on-road parking is already hazardous and congested due to the narrow width of the road, exacerbated by the on-road parking for those properties nearby which do not have any off-road provision is detrimental to road safety for pedestrian, cycle and vehicle users'.

9.31 However, as stated in the design and access statement, until several years ago part of the building served as a retail until and the existing covered passageway / storage space as shown on drawing 01 (plans / elevations as existing) was used as a service entrance for the delivery of goods. It was not a garage for the parking or storage of motor vehicles.

9.32 Further, with a width of approximately 2.85m, reducing to a width of just 2.34m adjacent to the chimney stack, and length of 4.6m, the storage area as well as the lean-to structure beyond, do not constitute an area big enough to house most modern cars. Moreover, the dimensions do not meet the minimum internal dimensions required for a garage i.e. 3m x 6m in accordance with the Dacorum Borough Council Parking Standards as set out in the Parking SPD (November 2020) so it cannot be considered as a garage.

9.33 Also it was noted by the planning officer during her site visit that there is no dropped kerb outside the storage area, which further supports the claim that the garage has not been used for parking and that this is not a vehicle access point.

9.34 Currently there is no designated off street parking space serving the property. Vehicle parking is via on-road.

9.35 The proposal will not result in a net loss of any off street parking provision.

9.36 There are no parking restrictions outside of the property which is currently used for on street parking.

9.37 Overall, whilst it is accepted that Aldbury does suffer from parking stress, there is no net loss of off street parking provision and no additional bedrooms are being created therefore it is considered that this proposal would not result in an unacceptable impact on highway safety.

#### Tree and Hedges

9.38 Section 6 of the application form states that there are trees or hedges within falling distance of the proposed development but that no tree or hedges need to be removed or pruned in order to carry out the proposal. The proposal would not affect any significant trees/landscaping.

#### Former Land Use

9.39 Former land uses mean there is the potential for the site to be contaminated. Environmental Health were consulted and have no objection on the grounds of land contamination.

#### **Response to Neighbour Comments**

9.40 No neighbour comments have been received.

## Response from Town Council

9.41 Objection addressed in report. See full objection at the bottom of the report.

### CIL Liable

9.42 Policy CS35 of the Core Strategy requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy was adopted in February 2015 and came into force on 1 July 2015. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

**No** (below 100sqm)

### Chiltern Beechwood Special Area of Conservation (SAC)

9.43 The planning application is within Zone of Influence of the Chilterns Beechwoods Special Area of Conservation (CB SAC). The Council has a duty under Conservation of Habitats and Species Regulations 2017 (Reg 63) and Conservation of Habitats and Species (EU exit amendment) Regulations 2019 to protect the CB SAC from harm, including increased recreational pressures.

9.44 A screening assessment has been undertaken and no likely significant effect is considered to occur to the CB SAC therefore an appropriate assessment is not required in this case.

## 10. RECOMMENDATION

10.1 That planning permission is granted subject to conditions.

### Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990, as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall be constructed in accordance with the materials specified on the application form and approved documents/plans**

Reason: To preserve or enhance the character and appearance of the designated heritage asset area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

3. **No development (excluding demolition) shall take place until full details of the windows hereby approved, including details of position within the reveal, opening and glazing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved**



**details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To preserve or enhance the character and appearance of the designated heritage asset and safeguard the visual character of the area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

4. **No development (excluding demolition) shall take place until details of the new entrance door hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To preserve or enhance the character and appearance of the designated heritage asset and safeguard the visual character of the area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

5. **No development (excluding demolition) shall take place until details of the materials to be used for the side return elevation and roof hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Please do not send materials to the Council offices. Materials should be kept on site and arrangements made with the Planning Officer for inspection.**

Reason: To preserve or enhance the character and appearance of the designated heritage asset and safeguard the visual character of the area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

6. **Notwithstanding the details shown on drawing number 2222 /02, plans / elevations as proposed, no development (excluding demolition) shall take place until further details of the breathability of the partitioning, between numbers 14 and 16 Trooper Road within the carriageway, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Within the undercarriage, no materials should be fixed in any way to the listed building.**

Reason: to safeguard the character, appearance and historic significance of the adjacent listed building in accordance with Section 16 of the NPPF and Policy CS27 of the Core Strategy 2013

7. **The new rooflights hereby approved shall be metal flush fitting conservation style rooflight (s), with black or dark grey framing and thereafter maintained as such.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2019).

8. **The new windows hereby approved shall have painted timber frames and thereafter be retained as such.**

Reason: To preserve or enhance the character and appearance of the designated heritage asset area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

9. **No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**

1. **The programme and methodology of site investigation and recording**
2. **The programme for post investigation assessment**
3. **Provision to be made for analysis of the site investigation and recording**
4. **Provision to be made for publication and dissemination of the analysis and records of the site investigation**
5. **Provision to be made for archive deposition of the analysis and records of the site investigation**
6. **Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 194 of the National Planning Policy Framework (2021).

10. **i) Demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition 9.**

**ii) Each phase of the development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition 9. The final phase of development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition 9 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with saved Policy 118 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 194 of the National Planning Policy Framework (2021).

11. **The development hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**site location plan  
2222/02 plans / elevations as proposed  
Design and Access Statement / Heritage Statement**

Reason: For the avoidance of doubt and in the interests of proper planning.

## Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.
2. Environmental Health Informatives

### Working Hours Informative

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team [ecp@dacorum.gov.uk](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

### Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

### Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

### Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

**Invasive and Injurious Weeds - Informative**

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants>

**APPENDIX A: CONSULTEE RESPONSES**

Consultee	Comments
Historic Environment (HCC)	<p>The application site is in Area of Archaeological Significance no. 29, which includes the medieval settlement of Aldbury and its medieval parish church, earthworks indicating the former site of Albury manor house and gardens, and the site of an Iron Age cremation cemetery.</p> <p>No 14 Trooper Road is in the core of the historic settlement, and neighbours the Grade II listed buildings of Nos 18-20 Trooper Road [Historic Environment Record No 15734]. These were originally one house and a barn, built in c.1500. The northern part was a hall open from ground to roof, and the southern an unheated jettied block. In the late 16th century a chimney stack was built at the junction of the two blocks and a floor was inserted in the hall. In the early 18th century the barn was heightened and floored. In the 19th century the house was divided into three houses and a shop (Nos. 16, 18, 20 and 22), and combined again later in the 20th century.</p> <p>The Aldbury parish tithe map (1842) shows that No 14 is the successor to a building of unknown, but potentially late medieval or early post-medieval, date shown on the map at this location, since the southern</p>

part of the house and the covered passageway are on the site of the northern end of the row of buildings shown on the map.

I believe that the location of the proposed development is such that it should be regarded as likely to have an impact on significant heritage assets. I recommend, therefore, that the following provisions be made, should you be minded to grant consent:

1. The archaeological monitoring of all groundworks related to the development, including foundation trenches, service trenches, ground reduction, hard landscaping, access, and any other ground impact; this should include a contingency for preservation or further investigation of any remains encountered;
2. the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;
3. such other provisions as may be necessary to protect the archaeological interests of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow para. 205, etc. of the National Planning Policy Framework (2021), and the relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

In this case two appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

Condition A

No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment

	<p>3. Provision to be made for analysis of the site investigation and recording</p> <p>4. Provision to be made for publication and dissemination of the analysis and records of the site investigation</p> <p>5. Provision to be made for archive deposition of the analysis and records of the site investigation</p> <p>6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</p> <p>Condition B</p> <p>i) Demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).</p> <p>ii) Each phase of the development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A). The final phase of development shall not be occupied until the site investigation has been completed and the provision made for analysis in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p>If planning consent is granted, then this office will be able to provide detailed advice concerning the requirements for the investigation and to provide information on accredited archaeological contractors who may be able to carry out the work.</p> <p>I hope that you will be able to accommodate the above recommendations.</p> <p>Please do not hesitate to contact me should you require any further information or clarification.</p>
<p>Aldbury Parish Council</p>	<p>Aldbury Parish Council object to this application on the grounds of loss of off-road parking. Whilst the applicant may choose not to use the garage and lean-to behind for vehicular parking, any permanent loss of off-road parking in a location where on-road parking is already hazardous and congested due to the narrow width of the road, exacerbated by the on-road parking for those properties nearby which do not have any off-road provision is detrimental to road safety for pedestrian, cycle and vehicle users.</p>

Environmental And  
Community Protection  
(DBC)

Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection on the grounds of land contamination. Also, there is no requirement for further contaminated land information to be provided, or for contaminated land planning conditions to be recommended in relation to this application.

With reference to the above planning application, please be advised Environmental Health would have no objections or concerns re noise, odour or air quality. However I would recommend the application is subject to informatives for waste management, construction working hours with Best Practical Means for dust, air quality and Invasive and Injurious Weeds which we respectfully request to be included in the decision notice.

#### Working Hours Informative

Contractors and sub-contractors must have regard to BS 5228-2:2009 "Code of Practice for Noise Control on Construction and Open Sites" and the Control of Pollution Act 1974.

As a guideline, the following hours for noisy works and/or deliveries should be observed: Monday to Friday, 7.30am to 5:30pm, Saturday, 8am to 1pm, Sunday and bank holidays - no noisy work allowed.

Where permission is sought for works to be carried out outside the hours stated, applications in writing must be made with at least seven days' notice to Environmental and Community Protection Team [ecp@dacorum.gov.uk](mailto:ecp@dacorum.gov.uk) or The Forum, Marlowes, Hemel Hempstead, HP1 1DN. Local residents that may be affected by the work shall also be notified in writing, after approval is received from the LPA or Environmental Health.

Works audible at the site boundary outside these hours may result in the service of a Notice restricting the hours as above. Breach of the notice may result in prosecution and an unlimited fine and/or six months imprisonment.

#### Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

#### Waste Management Informative

Under no circumstances should waste produced from construction work be incinerated on site. This includes but is not limited to pallet stretch wrap, used bulk bags, building materials, product of demolition and so on. Suitable waste management should be in place to reduce, reuse, recover or recycle waste product on site, or dispose of appropriately.

#### Air Quality Informative.

As an authority we are looking for all development to support sustainable travel and air quality improvements as required by the NPPF. We are looking to minimise the cumulative impact on local air quality that ongoing development has, rather than looking at significance. This is also being encouraged by DEFRA.

As a result as part of the planning application I would recommend that the applicant be asked to propose what measures they can take as part of this new development, to support sustainable travel and air quality improvements. These measures may be conditioned through the planning consent if the proposals are acceptable.

A key theme of the NPPF is that developments should enable future occupiers to make "green" vehicle choices and (paragraph 35) "incorporates facilities for charging plug-in and other ultra-low emission vehicles". Therefore an electric vehicle recharging provision rate of 1 vehicle charging point per 10 spaces (unallocated parking) is expected. To prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development, in agreement with the local authority.

Please note that with regard to EV charging for residential units with dedicated parking, we are not talking about physical charging points in all units but the capacity to install one. The cost of installing appropriate trunking/ducting and a dedicated fuse at the point of build is miniscule, compared to the cost of retrofitting an EV charging unit after the fact, without the relevant base work in place.

In addition, mitigation in regards to NOx emissions should be addressed in that all gas fired boilers to meet a minimum standard of 40 mg NOx/Kwh or consideration of alternative heat sources.

#### Invasive and Injurious Weeds - Informative

Weeds such as Japanese Knotweed, Giant Hogweed and Ragwort are having a detrimental impact on our environment and may injure livestock. Land owners must not plant or otherwise cause to grow in the wild any plant listed on schedule 9 of the Wildlife and Countryside Act 1981. Developers and land owners should therefore undertake an invasive weeds survey before development commences and take the



	<p>steps necessary to avoid weed spread. Further advice can be obtained from the Environment Agency website at <a href="https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants">https://www.gov.uk/japanese-knotweed-giant-hogweed-and-other-invasive-plants</a></p>
<p>Conservation &amp; Design (DBC)</p>	<p>Number 14 Trooper Road is a two storey house with painted brick elevations and a slate roof. The houses to the north close to the green are set back so that its north elevation is prominent in views looking southwards along Trooper Road from the green. Numbers 18 &amp; 20 adjacent to the south are both listed at grade II. Towards the end of the nineteenth century the gap between number 14 and 18 was infilled with a carriageway at ground floor and a room above, to the rear of this is a plexiglass covered lean-to. This was used for deliveries when number 14 had a commercial use but now has a roll shutter cover. The house is locally listed and within the Aldbury Conservation Area.</p> <p>The proposal seeks to create a new entrance out of the carriageway and build a side extension where the lean-to is now. The existing door on the north elevation will be infilled with a window and the canopy removed.</p> <p>The proposal is broadly acceptable. The door on the north elevation is clearly a later insert, ideally it would be simply bricked up but a well detailed window in its place with matching segmental arch and opening to the windows to either side will also be acceptable.</p> <p>The design and access statement highlights that number 16 which appears to be the north end of number 18 has an historic stack which is visible in the carriageway and is boxed in at first floor level. It is assumed that number 16 is actually part of the listing of number 18, they are one timber framed building, old photos show that it was once two cottages although now appears to be one hence the possible confusion. The proposal to box this in within the carriageway is acceptable subject to further detail.</p> <p>Recommendation: Acceptable with suggested conditions for:</p> <ul style="list-style-type: none"> <li>-full details of the windows including details of position within the reveal, opening and glazing</li> <li>-full details of new entrance door</li> <li>-full details of materials for side return elevation and roof</li> <li>-full details of partitioning between number 14 and 16 within the carriageway</li> <li>-rooflights shall be of conservation type</li> <li>-windows to be of painted timber</li> </ul>

## APPENDIX B: NEIGHBOUR RESPONSES

### Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	0	0	0	0

### Neighbour Responses

Address	Comments
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