Date of Meeting: 13 November 2014

APPLICATION NO: 14/1149/FUL

DATE OF APPLICATION: 25 July 2014

STATUTORY START DATE: 11 August 2014

SITE LOCATION
1 - 21 High Firs, Gills Hill, Radlett, Hertfordshire,

DEVELOPMENT
Construction of 4 x 3 bed duplex penthouses on roof of existing block of flats, to include ancillary works to extend stairs and lifts of existing building and provide new underground car parking to serve new units; Additional works to existing building to include new glazed entrance canopies and atrium (Amendments to balustrade & materials only).

AGENT
Mr David Lloyd Jones
2 Theobald Court
Borehamwood
WD6 4RN

APPLICANT
Mr Joe Parkinson
15 Gills Hill
High Firs
Radlett
Hertfordshire
WD7 8BH
United Kingdom

WARD: Aldenham East
GREEN BELT: No
CONSERVATION AREA: No
LISTED BUILDING: No
TREE PRES. ORDER: TPO/07/2010

1.0 Summary of Recommendation

1.1 Grant Permission subject to a s106. Should a signed and completed s106 agreement not be completed by 1st Dec 2014 then the application would be liable for CIL charges in accordance with the Councils agreed charging schedule.

2.0 Application site/Surrounding area

2.1 The application site is located on the north-west side of Gills Hill in Radlett with access from High Firs. The site is occupied by a four storey block of flats comprising three levels of two-bedroom flats (20 flats in total) and basement parking. The building is irregular in shape, finished in facing brickwork with white upvc windows and a flat roof. Mature vegetation surrounds the
development, of which many trees are protected by a Tree Preservation Order.

2.2 The surrounding area is characterised by residential uses comprising a mix of development types. To the north and east of the site are four storey flat developments while the greater surrounds comprise a mix of two storey terraced, semi-detached and detached dwellings. The area to the east of the site and adjoining the south-east boundary is located within the Radlett North Conservation Area.

3.0 Proposal

3.1 The application as revised seeks planning permission for the construction of 4 x 3 bed duplex penthouses on the roof of existing block of flats at 1-21 High Firs, to include ancillary works to extend the stairs and lifts of the existing building and provide new underground car parking to serve new units. Additional works to the existing building are also proposed and include the introduction of new glazed entrance canopies and an atrium.

3.2 The application has been called in for Committee determination by Councillor Clapper.

**Key Characteristics**

<table>
<thead>
<tr>
<th>Site Area</th>
<th>1,250m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density</td>
<td>33dph approx.</td>
</tr>
<tr>
<td>Mix</td>
<td>4 x 3 bed units</td>
</tr>
<tr>
<td>Dimensions</td>
<td>Overall floorspace = 569.5m²</td>
</tr>
<tr>
<td>Numbers of Car Parking Spaces</td>
<td>10 additional car parking spaces.</td>
</tr>
</tbody>
</table>

Any other relevant statistical information as appropriate
None relevant.

4.0 Relevant Planning History:

TP/79/0491 Retention of tank room (Block C) Approved 10/09/1979

TP/79/1021 20 No. flats with 20 no. garages and 11 parking spaces (Block D) Approved 28/01/1980

TP/89/0041 Erection of railings above garage roof to facilitate use as balcony (no.12) Approved 16/02/1989

5.0 Notifications

<table>
<thead>
<tr>
<th>In Support</th>
<th>Against</th>
<th>Comments</th>
<th>Neighbours Notified</th>
<th>Contributors Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>50</td>
<td>1</td>
<td>106</td>
<td>44</td>
</tr>
</tbody>
</table>
Notices

Site Notice (Generic)
Expiry Date: 4th September 2014
No Press Notice Required.

4.1 In total 44 responses have been received at the time of compiling this report. Any further responses received will be reported at the meeting or via the Update sheet. A summary of the responses is set out below;

Objections

- Loss of privacy to adjacent dwellings and rear gardens;
- Building will be far more obtrusive than at present;
- Overdevelopment of the site;
- Inappropriate build-up of backland development;
- Materials are inappropriate;
- Out of keeping with the existing block;
- Properties will dominate the locality;
- Adverse impact on character of street scene;
- Adverse impact on protected trees;
- Inadequate parking;
- Extension of car park may impact on trees;
- Problems with construction traffic;
- Additional congestion;

Support

- Plans improve the image of the existing building;
- Application will address existing problems with the roof;
- No loss of garden or amenity space;
- No protected trees are lost as a result of development;
- Construction methods will minimise nuisance;
- Changes will enhance the streetscape.

4.2 Following re-consultation as a result of the revised plans, at the time of compiling this report 2no. further responses have been received, re-iterating previously expressed objections.

6.0 Consultations

| Highways HCC | No objections on highway safety grounds. Additional parking is functionally adequate but exceeds standards set out in Parking SPD. Development not likely to result in pressure for additional on street parking. |
| National Grid Company Plc | Due to the presence of National Grid apparatus in proximity to the specified area, the contractor should contact National Grid before any works are carried out to ensure our apparatus is not affected by any of the proposed works. |
| Thames Water Development Planning | No objections in respect of sewerage capacity. Water supply is responsibility of Affinity Water. |
| Alexandra Stevens – HCC Planning Obligations Officer | Contributions required - set out in report below. |
| Aldenham Parish Council | Object – size and mass out of keeping with building and will dominate adjacent properties and the street scene. Proposed roof terraces will create overlooking issues. |
| Radlett Society And Green Belt Association | Concerned with overall height, its appearance being out of keeping with the existing building and overlooking of neighbouring properties. |
| Drainage Services | No objections. |
| Affinity Water | No response received. |

### 7.0 Policy Designation

#### 7.1 The site is within the urban area of Radlett and is the subject of a Tree Preservation Order (TPO/07/2010)

### 8.0 Relevant Planning Policies

- National Planning Policy Framework 2012
- Planning Practice Guidance 2014
- D20 Supplementary Guidance (Local Plan 2003)
- D21 Design and Setting of Development (Local Plan 2003)
- E7 Trees and Hedgerows – Protection and Retention
- E8 Trees, Hedgerows and Development
- H8 Residential Development Standards (Local Plan 2003)
- H10 Back Garden Development (Local Plan 2003)
- M02 Development and Movement (Local Plan 2003)
- M12 Highway Standards (Local Plan 2003)
- L05 Rec Provision for Residential Development (Local Plan 2003)
- R2 Developer Requirements (Local Plan 2003)
- D03 Control of Development - Drainage and Runoff Considerations (Local Plan 2003)
- D17 Pollution Control (Local Plan 2003)
- CS1 The Supply of New Homes
- CS2 The Location of New Homes
- CS4 Affordable Housing (Core Strategy 2013)
- CS12 The Enhancement of the Natural Environment (Core Strategy 2013)
- CS17 Energy and CO2 Reductions (Core Strategy 2013)
- CS21 Standard charges and other planning obligations (Core Strategy 2013)
- CS22 Securing a high quality and accessible environment (Core Strategy 2013)
- CS25 Accessibility and parking (Core Strategy 2013)
- Guidelines for Development (Part D 2013 of the Planning and Design Guide SPD)
- Parking Standards SPD Updated 2014
- Planning Obligations SPD 2010
- Biodiversity & Trees SPD (Part C 2010 Trees and Development)
9.0 Key Issues

- Principle;
- Visual Amenity
- Residential amenity;
- Highway implications and Parking;
- Landscaping & Amenity Provision;
- Refuse;
- Section 106/CIL;
- Equalities & Diversity.

10.0 Comments

Principle

10.1 The site currently accommodates 20 residential units and thus, given that the site is already used for residential purposes, there is no in-principle objection to the continued use of the site as residential. Further, this site would be deemed as a windfall site which policy CS2 of the Core Strategy (2013) supports the development of in urban locations. This is however subject to certain criteria which are assessed further within this Committee report. Additionally, the development is not large enough to trigger the requirement for affordable housing. Overall therefore, no objection is raised in respect of the principle of development by virtue of the NPPF (2012) and policy CS2 of the Core Strategy (2013).

Visual Amenity

10.2 The application follows pre-application advice provided in July 2013 (Council ref: PA/13/1706).

10.3 The application proposes 4 x 3 bed penthouse units on the fourth floor (fifth including basement) over two levels. The existing height of the building is 8.5m overall. The proposal would result in 2 additional levels above that existing and an additional maximum height of 5.7m. This would result in 6 storeys in effect and thus the proposed scale would be greater than any surrounding development, particularly with regards to development to the south and east of the site which comprises predominantly two-storey dwellings. The top floor however, is to be set-in which assists significantly in reducing the visual bulk. In addition, the surrounds are heavily vegetated which would soften the view of development. Given the separation distance to Gills Hill of circa 40m minimum and the vegetation that surrounds the site, the increase in height is considered to be acceptable, given that it will be largely unseen from the street scene on Gills Hill.

10.4 The key external alterations to the building would comprise the additional penthouses and the new glazed entrances to the block of flats to the southeast and south-west elevations. The proposals also include significant upgrade and modernisation of the existing flats. This includes works to the communal areas, new lifts, re-roofing, new glazed entrances, new fire doors to each flat and an amended building access.

10.5 With regards to the entrances, there is no objection to the glazing of the front entrances and it is considered that the vertical element would help break up the visual bulk of the large block.
10.6 The proposed new penthouses are set back from the parapet wall to the roof to reduce the bulk of the development and the top floor is set further back, which again reduces the overall bulk of the scheme and given that the flat block is set back some 40m from Gills Hill, circa 100m from Watford Road to the north and the fact that there is significant tree cover at the site, the impact on the street scene will be very limited and not harmful to the character and appearance of the area in Officers views.

10.7 The design of the penthouses is modern, incorporating a “brise soleil” system at window level height to reduce heat gain. The modern design is an attempt at bringing some visual interest to a building of limited architectural merit. It is accepted that design considerations can be somewhat subjective, but it is considered that the modern style and lighter materials and the use of glazing give the proposed penthouses a lighter less monolithic appearance and in Officers views will successfully contrast with both the existing flat block and neighbouring development in the locality.

10.8 The proposals are thus considered to be acceptable from the visual perspective and compliant with the National Planning Policy Framework (2012), the Hertsmere Local Plan (2003) policies D20, D21 and H8, the Hertsmere Core Strategy (2013) policies CS22 and Part D of the Hertsmere Planning and Design Guide SPD (2013).

Residential Amenity

10.9 The proposed new penthouses will sit to the roof top of the existing block and adds a further two floors of development. However, this bulk is broken up and set back from the parapet of the existing block, thus somewhat reducing the bulk. The applicants have submitted a Daylight and Sunlight Study which sets out the standards applied and the development is compliant with the Building Research Establishment’s (BRE) guide “Site Layout Planning for Daylight and Sunlight”. The table below sets out nearest distances to neighbouring dwellings/flats:–

Table 1

<table>
<thead>
<tr>
<th>Property</th>
<th>Distance to dwelling from nearest point of block 1-21 High Firs</th>
</tr>
</thead>
<tbody>
<tr>
<td>8 Gills Hill</td>
<td>20m</td>
</tr>
<tr>
<td>10 Gills Hill</td>
<td>30m</td>
</tr>
<tr>
<td>4 Barn Close</td>
<td>32m</td>
</tr>
<tr>
<td>5 Barn Close</td>
<td>23m</td>
</tr>
<tr>
<td>6 Barn Close</td>
<td>30m</td>
</tr>
<tr>
<td>Darnhills</td>
<td>48m</td>
</tr>
<tr>
<td>Hawkesley Court</td>
<td>85m</td>
</tr>
<tr>
<td>31-39 High Firs</td>
<td>60m</td>
</tr>
<tr>
<td>22-30 High Firs</td>
<td>80m</td>
</tr>
<tr>
<td>12 Gills Hill</td>
<td>41m</td>
</tr>
<tr>
<td>14 Gills Hill</td>
<td>52m</td>
</tr>
<tr>
<td>16 Gills Hill</td>
<td>72m</td>
</tr>
<tr>
<td>18 Gills Hill</td>
<td>85m</td>
</tr>
<tr>
<td>20 Gills Hill</td>
<td>102m</td>
</tr>
<tr>
<td>1 Gills Hill (opposite side)</td>
<td>60m</td>
</tr>
<tr>
<td>77 The Crosspath (opposite side)</td>
<td>60m</td>
</tr>
</tbody>
</table>
10.10 The most potentially impacted properties are those towards the top of the above table, in particular 8 and 10 Gills Hill and 4, 5 and 6 Barn Close but given the separation distances and the step back of the upper floor penthouses, any impact on light or outlook to these properties will not be of a scale to merit refusal. Indeed given that the development will sit north of properties on Gills Hill, the impact on daylight and sunlight would be very limited. The impact on the properties to the east at Barn Close will be more significant but again the separation distance of a minimum of 23m means that such impact will not be severe. Any impact on light or outlook to properties beyond the above table will be minimal and not harmful.

10.11 A further key consideration in respect of this development is the potential impact on privacy to neighbouring properties. The development incorporates roof terracing and glazing and thus consideration has been given as to whether this would be likely to impact unreasonably on privacy. In this respect, the most potentially impacted properties are again those towards the top of Table 1 above. The nearest penthouse to No. 8 Gills Hill has a roof terrace that is set internally and although there are windows to this penthouse facing east and south, there are numerous existing windows that have the same view from the existing block and thus it is not considered that privacy to No’s 2 through to 8 Gills Hill will be significantly impacted. The separation distance in this case is in excess of 20m which is compliant with back to back distances utilised in Part D of the Planning and Design Guide, where 20m is the required standard.

10.12 The proposed penthouse towards the south western section of the roof will have a roof terrace facing south and consideration has therefore been given as to the impact on the dwellings running south west along Gills Hill (no’s 10-20). In this respect, the Case Officer has visited the application site itself, including a roof inspection and also inspected the development from the property at No. 10 Gills Hill, both within the dwelling itself and the rear garden.

10.13 The roof terrace will be in excess of 33m from the dwelling itself and even at its closest point to the rear garden will be 25m distant. It must also be noted that there are already a number of balconies to the existing development at High Firs that already afford similar views over these properties and Officers do not consider that loss of privacy to these properties could be a sustainable reason for objection over and above that which already exists and would not be a defensible and sound reason for refusal should a planning appeal ensue.

10.14 The proposed penthouses to the northern section of the roof each have a roof terrace also. That to the north east has a terrace facing south and more distant from properties in Gills Hill (50m from rear of 10 Gills Hill) and screened from neighbouring properties to the north and east by the penthouse itself. There are windows to this property that will face north and east but again given the separation distances, any overlooking will not in Officers views, be of a degree to merit refusal. The penthouse terrace serving the property to the north western section of the roof also has a roof terrace. This will be circa 48m distant from 10 Gills Hill itself and 23m from the closest point of the rear garden and again in these circumstances it would be difficult to justify refusal on the grounds of overlooking and consequent loss of privacy. This terrace would also be sufficiently distant from all other neighbouring dwellings to have no significant impact on other properties by way of loss of privacy.

10.15 In terms of the general amenity of the penthouses, each property is 3 bedroomed and they have floorspace ranging between 122-173m2, all of which comfortably comply with the internal area standards set out in the Supplementary Planning Guidance.
10.16 Overall, no other neighbouring properties are adversely affected by the development, which is considered to be acceptable from the perspective of residential amenity and no objection is therefore raised by virtue of Part D of the Planning and Design Guide (2012).

Highways Implications and Parking

10.17 The development is served by an existing access and egress onto Gills Hill and no alterations to this arrangement are proposed. A further 10 car parking spaces are proposed to serve the new penthouses and although in excess of the Parking Standards (8 spaces), it is considered that the additional parking will ensure there is no adverse impact on parking within the development itself and on Gills Hill.

10.18 Additionally, the HCC Highways Officer has raised no objections on the grounds of highway safety. Overall therefore, no objection is raised by virtue of the NPPF (2012), policy CS25 of the Core Strategy (2013) and policies M2 and M12 of the Local Plan (2003).

Landscaping and Amenity Provision

10.19 The existing development sits within extensively landscaped grounds with trees that are the subject of a Tree Preservation Order (TPO/07/2010). Further amenity provision for the penthouses is incorporated through the provision of roof terraces to each property (30m²). This is below standards required by Part D of Planning & Design Guide, which require 40m². However, the penthouses will also have access to the extensively landscaped grounds that already exist and thus refusal based on lack of amenity space could not reasonably be sustained. The creation of the additional car parking area will require the removal of two small trees but these will be replaced by way of a landscaping scheme. A condition requiring a detailed landscaping scheme to be submitted and approved has been incorporated within the recommendation. Overall, no objections are raised on landscaping grounds.

Refuse

10.20 There are existing bin stores to the basement, which are considered to be adequate to serve the needs of the development. Additionally there will be no change to existing refuse collection. Overall therefore, no objection is raised to the provision for refuse within the development.

Section 106/CIL

10.21 The application has been submitted for determination in the transition period from s106 agreements to the Community Infrastructure Levy (CIL). As the proposed development would result in the creation of new residential dwellings, in accordance with the Borough Council’s s106 SPD the following financial contributions are sought:

**Hertsmere Borough Council**

- Public Open Space - £1,241.51
- Public Leisure Facilities - £142.36
- Playing Fields - £3,980.81
- Greenways - £697.64
- Cemeteries - £176.55
- Allotments - £4,647.12
Monitoring Contribution - £520.50
Museums - £1092

**Hertfordshire County Council**

Primary Education - £5,568
Secondary Education - £6,708
Youth Facilities - £164
Library Facilities - £656
Sustainable Transport: - TBC

10.22 It is anticipated that the s106 agreement be signed and completed in advance of the introduction of CIL on the 1st December. However, should a signed and completed s106 agreement not be in place by 1st December, the development would then be CIL Liable. Should this be the case, the application site falls within charging area B whereby development creating 100m2 or more of new built floor space would be liable to pay £180 per m2 of this additional floorspace.

**Equalities and Diversity**

10.23 The Equality Act 2010 came into force in April 2011. Section 149 of the Act introduced the public sector equality duty, which requires public authorities to have ‘due regard’ to the need to eliminate discrimination on the grounds of the relevant protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, and to advance equality of opportunity. In relation to this specific application at 1-21 High Firs, Gills Hill, Radlett, due regard has been made to the protected characteristics and it is considered that there would be no adverse impact caused following this development.

11.0 **Conclusions**

11.1 For the reasons set out above the development is considered to be acceptable and thus it is recommended that permission be granted subject to appropriate section 106 agreement and conditions as set out below

12.0 **Recommendation**

12.1 Grant Permission subject to a s106. Should a signed and completed s106 agreement not be completed by 1st Dec 2014 then the application would be liable for CIL charges in accordance with the Councils agreed charging schedule.

**Conditions/Reasons**

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   **Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

02. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the construction of the external surfaces of the development 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.
Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2013.

03. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.


04. NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS20 of the Hertsmere Core Strategy 2013.

05. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2013.

06. "Retained tree" means an existing tree that is to be retained in accordance with the approved plans and particulars; and paragraphs 1. and 2. below shall have effect until the expiration of 3 years from the date of the first occupation of the building for its permitted use.

1. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work).
2. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

3. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired. To comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS22 of the Hertsmere Core Strategy 2013.

07. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Informative below.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2013.

08. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of wheel cleaning facilities to be provided during site demolition, excavation, preparation and construction have been submitted to, and approved in writing by, the Local Planning Authority. The approved wheel cleaning facilities shall be installed and operational BEFORE ANY DEVELOPMENT COMMENCES and shall be retained in working order throughout all phases of development. All vehicles leaving the site shall use the wheel cleaning facilities.

Reason: In order to minimize the amount of mud, soil and other materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS24 of the Hertsmere Core Strategy 2013.

09. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the on-site storage and regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure the proposed development does not overload the existing drainage system resulting in flooding and/or surcharging. To comply with Policy D3 of the Hertsmere Local Plan 2003 and Policy CS16 of the Hertsmere Core Strategy 2013.

10. The balustrading hereby approved shall be obscure glazed only and thereafter retained as such to the satisfaction of the local planning authority. Details in respect of all such balustrading shall be submitted to and approved in writing by the local planning authority prior to commencement of development.

General Reason(s) for Granting Permission

00. The new penthouse apartments have an acceptable design and impact on the street scene, having an acceptable impact on neighbouring amenities, trees and on highway safety in this location at 1-21 High Firs, Gills Hill, Radlett to comply with policies of the NPPF, Hertsmere Local Plan adopted 2003 policies D20, D21, E2, E3, E7, E8, H1, H8, H9, H15, H16, K1, L5, M2, M12 and R2, the Council’s Core Strategy (2013) policies CS1, CS4, CS12, CS16, CS21, CS22 and CS25, Part D of the Council’s Planning and Design Guide SPD 2012, the Parking Standards 2008 (revised 2013), Section 106 Part A SPD (2010), and Section 106 Part B SPD (2010).

13.0 Background Papers

1. The Planning application (14/1149/FUL) comprising application forms, certificate, drawings and any letters from the applicant in support of the application.

2. Replies from Statutory consultees and correspondence from third parties.

3. Any other individual document specifically referred to in the agenda report.

4. Published policies / guidance

14.0 Informatives

1. Planning permission has been granted for this proposal at 1-21 High Firs, Gills Hill, Radlett. The Council has acted pro-actively through positive engagement with the applicant at the pre-application stage and such engagement has resulted in a successful design solution being achieved. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

2. This application was determined having regard to the following policies: the National Planning Policy Framework 2012, the Hertsmere Local Plan 2003 D20, D21, H8, M2, M12, L5, R2 and D3, the Core Strategy 2013 CS12, CS17, CS21, CS22 and CS25, Part D (2013) and Part E (2006) of the Hertsmere Planning and Design Guide SPD and the Hertsmere Parking Standards SPD Updated 2014.

3. This application was determined having regard to the following plans and documentation;

Planning Statement received 25 July 2014
Daylight _ Sunlight Study received 25 July 2014
Design _ Access Statement received 25 July 2014
Pre Application Consultations with Exhibits 1-14 received July 2014
2036/01.C received 25 July 2014
2036/02.C received 25 July 2014
2036/03.B received 25 July 2014
2036/04.B received 25 July 2014
2036/05.B received 25 July 2014
2036/06.B received 25 July 2014
2036/07.A received 25 July 2014
2036/08.A received 25 July 2014
2036/09.A received 25 July 2014
4. This decision is also subject to a planning obligation under section 106 of the Town and Country Planning Act 1990 the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.

5. STANDARD DRAINAGE CRITERIA (CG01)

1. MAXIMUM ALLOWABLE PEAK DISCHARGE (Qmax)

The maximum allowable total discharge rate from this site will be calculated for the 'pre-developed' site layout for 1 in 1 year return period storm conditions. The contribution areas will be equivalent to 100% of the paved surface areas (roofs, hardstanding, roads etc) and an allowance of 10% of the 'permeable' surface areas (which will be deemed to act as though impermeable)

2. STORAGE REQUIREMENTS

The need for storage will be calculated for the proposed site layout for 1 in 100 year return period critical storm duration conditions taking into account the maximum allowable discharge previously calculated. The contributory areas will allow for 100% of the impermeable surfaces plus an equivalent 10% of the permeable surfaces as though impermeable areas.

3. VOLUMETRIC RUNOFF COEFFICIENT

The catchments within Hertsmere Borough will consist of heavy clay soil, therefore a volumetric coefficient of 0.9 will be used for calculations, when Micro Drainage or similar methodologies are used.

In order to assist in a decision to advise the discharge of a planning drainage condition please supply 2 copies of drawings relating to the drainage layout, plus long sections and standard details (identifying any proposed storage and runoff control), along with calculations supporting the design and details of any flow restriction device. Please also include the pre and post development permeable and impermeable areas of the site in m2.
If you require clarification on any aspect of the requirements of CG01 please contact Hertsmere Borough Council Engineering Services on 020 8207 7492 or email engineering.services@hertsmere.gov.uk

Notes:

STANDARD DRAINAGE CRITERIA (CG01)

CG01 is a surface water source control condition and sets a maximum surface water discharge rate for a site based on a 1 in 1 year storm event for the pre development site. It also requires that storage be provided for a 1 in 100 year event, for the post development site, taking into account the previously calculated maximum discharge rate.

This is a Hertsmere Borough Council improving condition and is over and above any requirements placed on the development by the Environment Agency and / or Thames Water Utilities. The developer has to design for the most onerous of any of the requirements regardless of whether the system ultimately discharges to a private drain, public sewer, soakaway or watercourse.

Storage is to be provided on site by means of a storage tank or oversized pipes, not by utilising spare capacity within the system.

The following information is required in order to determine compliance with CG01 and assist in recommending discharge of the condition:

1. Proposed maximum surface water discharge rate i.e. up to the maximum allowable as calculated using CG01.
2. Proposed method of limiting surface water discharge to this rate.
3. Proposed volume of storage as calculated using CG01.
4. Proposed method of providing this volume of storage.
5. The following 5 areas:
   o The total site area.
   o The pre development permeable area.
   o The pre development impermeable area.
   o The post development permeable area.
   o The post development impermeable area.

A site drainage plan showing layout, discharge point, location of storage and location of flow control device.

This information is required so we can assess compliance with CG01 so without them we cannot recommend discharge of the condition.

If you require clarification on any aspect of the requirements of CG01 please contact Hertsmere Borough Council Engineering Services on 020 8207 7492 or email engineering.services@hertsmere.gov.uk

Case Officer Details
Marcus Shingler - Email Address-marcus.shingler@hertsmere.gov.uk