Date of Meeting: 13 November 2014

APPLICATION NO: 14/1544/FUL

DATE OF APPLICATION: 30 September 2014

STATUTORY START DATE: 7 October 2014

SITE LOCATION
2 Loom Lane, Radlett, Hertfordshire, WD7 8AD

DEVELOPMENT
Conversion of former school building to residential dwelling (1 x 3 bed); renovation and extension of existing cottage following demolition of modern additions & outbuildings (1x3 Bed) and erection of two detached dwellings (2x4 bed), along with associated access, car parking and landscaping. (Revised Application)

AGENT
Mrs Chloe French
John Ormond House
899 Silbury Boulevard
Central Milton Keynes
Bucks
MK9 3XJ

APPLICANT
C/O Agent

WARD: Aldenham East
GREEN BELT: No

CONSERVATION AREA: Conservation Area - Radlett South
LISTED BUILDING: Adjacent

TREE PRES. ORDER: Yes 375/1997

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 comprises a rectangular plot of land measuring 0.19ha. The site is located at the junction of Loom Lane with Cobden Hill and has existing vehicular accesses from both of these roads. The surrounding area is predominantly residential, comprising two storey semi-detached dwellings with long rear gardens fronting Cobden Hill and larger detached dwellings on substantial plots to Loom Lane.

2.2 Adjacent to the application site is the Grade II Listed Building of Christchurch, this building is visually dominant as you travel along Cobden Hill. The
application site itself currently comprises the previous Radlett youth centre, built in the late 1800’s, this building is locally listed. The building is two storey constructed in flint and has several newer additions which are proposed to be demolished. The building has a car park to the north, facing Coben Hill and a smaller parking area to the south off Loom Lane, the remainder of the site is lawned.

2.3 The site is located within the Radlett South Conservation area and has 14 on site TPO trees.

3.0 Proposal

3.1 The application seeks permission to convert the existing former youth centre building into a 3 bedroom residential dwellings. In addition, it is proposed to renovate and extend the existing outbuildings to create a further 3 bedroom dwelling. Facing Watling Street, to the north of the existing building it is proposed to erect two 4 bedroom detached dwellings with integral garaging.

3.2 The application has been called in to committee by Cllr Goldstein on the grounds of residential development standards, impact on neighbouring properties, impact on the character of the street scene and the overall size of the dwellings in relation to the site.

Key Characteristics

<table>
<thead>
<tr>
<th>Site Area</th>
<th>0.19ha</th>
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<tbody>
<tr>
<td>Density</td>
<td>21 dph</td>
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<tr>
<td>Mix</td>
<td>N/A</td>
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<tr>
<td>Dimensions</td>
<td>As stated on plans</td>
</tr>
<tr>
<td>Numbers of Car Parking Spaces</td>
<td>10 in total</td>
</tr>
</tbody>
</table>

Any other relevant statistical information as appropriate

None applicable

4.0 Relevant Planning History:

<table>
<thead>
<tr>
<th>Reference number</th>
<th>Description</th>
<th>Outcome and date</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP/91/0971</td>
<td>Use of existing Public Hall as a day nursery (Section 64 Determination)</td>
<td>GLDC 25 October 1991</td>
</tr>
<tr>
<td>TP/91/1033</td>
<td>Change of use of existing hardsurface to car park and new vehicular access to Watling Street (Amended Plans Received 19.12.91)</td>
<td>GP 31 January 1992</td>
</tr>
<tr>
<td>14/0910/FUL</td>
<td>Conversion of former school building to</td>
<td>Refused 19/08/14</td>
</tr>
</tbody>
</table>
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>0</td>
<td>4</td>
<td>1</td>
<td>11</td>
<td>5</td>
</tr>
</tbody>
</table>

Neighbours notified – 3 letters of objection received raising the following concerns:

- The owners of the new dwellings could be tempted to park in the church hall car park adjacent;
- No objection in principle, however, the scheme appears over-development;
- Unreasonable loss of privacy, light and amenity;
- The street view would appear like one row of attached dwellings;
- The new junction would increase danger to highway;
- The new dwellings on Cobden Hill are higher than those existing on the site;
- Unit 3 would appear to be totally overshadowed by buildings and trees;
- Unit 3 does not have a rear access;
- The development would preclude further extension to my property;
- The views of the church spire would be blocked;
- The distances to side boundaries are minimal;
- It has not been demonstrated that there is no longer a community use need for the building;
- Profit from the dwellings should be used to renovate the community building;
- As much of the existing tree cover as possible should be retained;
- The development would result in a loss of parking at the bottom of Loom Lane;
- The drainage to the area could be impacted.

Notices

Site Notice (Generic)
Expiry Date: 12/11/14
## 6.0 Consultations

| Aldenham Parish Council | Raise the following objections:  
The new builds are too big for the site. The separation between dwellings is inadequate. Lack of natural light in gardens. The large trees would reduce light to the site. The extension to the existing building is too large. The gated access to units 3 and 4 would result in car manoeuvring issues. The new access to Loom Lane raises concerns |
|------------------------|----------------------------------------------------------------------------|
| Radlett Society And Green Belt Association | Raise the following objections:  
The scheme does not appear to satisfy previous reasons for refusal. Whilst the amenity space would meet the guidelines it would be overshadowed. The separation distances are limited. Limited manoeuvring space for units 3 and 4 are provided now that more garaging is proposed. Car would also reverse from units 1 and 2. All trees should be retained. The 3 storey heights of the new dwellings would be overdominating. The living conditions for the new occupants would be poor. |
| Conservation Officer | Raises no objections. |
| Thames Water Development Planning | Raises no objections. |
| Housing - Tina | Raises no objections. |
| Drainage Services | Raise no objections, require the imposition of the standard drainage condition. |
| Waste Management Services | No Response received. |
| Tree Officer | If the development is approved a condition should be included for a tree protection plan in accordance with BS5837 and a landscaping plan, which should identify significant mitigation tree planting. |
| Highways HCC | Raises no objections subject to conditions |
| Hertfordshire Fire & Rescue Service | No Response received. |
| EDF Energy Networks | No Response received. |
| National Grid Company Plc | No Response received. |
| Affinity Water | No Response received. |
Alexandra Stevens  
Request s106 towards Primary and Secondary education along with youth and libraries.

The Hertfordshire Environmental Records Centre  
No Response received.

7.0  **Policy Designation**

Radlett South Conservation Area  
Locally Listed Building  
Listed Building  
TPO site

8.0  **Relevant Planning Policies**

<table>
<thead>
<tr>
<th>National Planning NPPF 2012</th>
<th>National Planning Practice Guidance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hertsmere Local Plan Policies H8</td>
<td>Residential Development Standards</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies D20</td>
<td>Supplementary Guidance</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies D21</td>
<td>Design and Setting of Development</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies M2</td>
<td>Development and Movement</td>
</tr>
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<td>Hertsmere Local Plan Policies M5</td>
<td>Pedestrian Needs</td>
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<td>Hertsmere Local Plan Policies M12</td>
<td>Highway Standards</td>
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<tr>
<td>Hertsmere Local Plan Policies E2</td>
<td>Nature Conservation</td>
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<tr>
<td>Hertsmere Local Plan Policies E3</td>
<td>Species protection</td>
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<tr>
<td>Hertsmere Local Plan Policies E7</td>
<td>Trees and Hedgerow, Protection and retention</td>
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<tr>
<td>Hertsmere Local Plan Policies E8</td>
<td>Trees, Hedgerows and Development</td>
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<tr>
<td>Hertsmere Local Plan Policies E16</td>
<td>Listed Buildgs - Devlpmnt Affectng</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies E18</td>
<td>Buildings of Local Interest</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies E21</td>
<td>Conservation Areas - Retention of Character</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies E22</td>
<td>Conservation Areas - Preservation and Enhancement</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies E23</td>
<td>Conservation Areas - Design of Development</td>
</tr>
<tr>
<td>Hertsmere Local Plan Policies R2</td>
<td>Developer Contributions</td>
</tr>
</tbody>
</table>
9.0 Key Issues

- Application history
- Principle of development
  - Loss of community facility
  - Residential use
- Impact on visual amenity, Conservation Area, Listed and Locally Listed Buildings
- Impact on residential amenity
- Amenity provision and internal dimensions
- Trees, landscaping and ecology
- Access, refuse and car parking
- S106

10.0 Comments

Application history

10.1 Planning Permission 14/0910/FUL was refused on 19/08/14 for a similar development to that now proposed. This application sought to convert the former school building, renovate and extend the existing cottage and erect a pair of linked detached dwellings facing onto Watling Street. This application was refused on 4 grounds being:

1. Visual appearance of the link detached dwellings with their adjoining canopy roofs appearing cramped and contrived resulting in a loss of sky gap.
2. The insufficient dimensions of the double garages to the linked detached dwellings to park 2 cars and therefore resulting in the need for frontage dominated parking, to the detriment of the visual amenity.

3. Insufficient and inadequate amenity space to unit 2 to the detriment of the future occupants of the site.

4. Lack of an agreed s106 agreement.

10.2 This revised application has sought to overcome these previous reasons for refusal.

**Principle of development**

**Loss of community facility**

10.3 Paragraph 70 of the NPPF 2012 and Policy CS19 of the Core Strategy advises that proposals for the loss or reduction of existing community facilities will not be permitted unless it can be demonstrated that they are surplus to the needs of the community or no longer fit for purpose.

10.4 The application seeks to convert the existing youth centre into a residential use, thereby removing the existing community use from the site. The application has been submitted with a planning statement which details that the youth centre has been vacant since 2011 and there has been no interest in that time for a further community use on the site.

10.5 Since this time, the buildings have fallen into disrepair. The previous occupants of the site for an after school club and nursery have relocated to alternative premises at St Johns nursery and infant school. That site is able to offer a larger building, playground and sports field. The planning statement also details that there are a number of community facilities in Radlett such as the Radlett Centre, Phillimore Community Centre, Radlett Village Institute, Radlett Scout Hut, St John’s Church, First Place Nursery, Radlett United Free Church and the Radlett Synagogue. Since 2011 two further facilities have opened in Radlett and as such, the loss of the current community facility on the site would result in no net loss of provision in Radlett.

10.6 officers have assessed the case put forward and consider that a suitable case has been made which demonstrates that the use of building as a community facility is surplus to the current need of the area. The previous occupants have relocated elsewhere in the area and there are a number of facilities to serve the needs of local residents. Therefore, the proposed development would not be contrary to Policy CS19 of the Core Strategy.

**Residential use**

10.7 Paragraph 14 of the National Planning Policy Framework (NPPF) 2012 advises that there is a presumption in favour of sustainable development. Good design in particular is considered to be a key aspect of sustainable development and great weight should be given to those developments which helps raise the standard of design.
10.8 Development on this site would result in re-use of an existing building and the erection of further buildings, both for residential and ancillary purposes. The site is therefore previously developed land located within an urban area where development is promoted. The development is likely to encourage the effective use of land. Therefore the principle of development on this site is considered acceptable subject to its spacing, setting, design and built form.

Impact on visual amenity, Conservation Area, Listed and Locally Listed Buildings

10.9 Policies H8 and D21 of the Hertsmere Local Plan 2003, Policy CS22 of the Core Strategy 2013, Part E of the Planning and Design Guide SPD and the NPPF 2012 all seek to ensure that any new development respects or improves the character of its surroundings. In addition, Policies E21, E22 and E23 of the Hertsmere Local Plan require any development within a Conservation Area to preserve or enhance the character and appearance of the area and to ensure that the design and detailing of any development retains the character of the area. Policies E16 and E18 seek to ensure that the setting of Listed Buildings/Locally Listed Buildings are maintained.

Spatial layout

10.10 The existing site is occupied by a detached building with ancillary outbuildings, the main detached building is set in approximately 15m from the boundary with Loom Lane and 6.5m from the boundary with Cobden Hill. The existing building is dual fronted has an active frontage and linear spatial layout with both Cobden Hill and Loom Lane. With regard to the surrounding development, again the predominant spatial layout of the area is linear, with dwellings facing the street.

10.11 The proposed development seeks to erect 2 detached dwellings facing Watling Street, convert the existing community building to residential and erect a side extension to this building to create a further residential dwelling. All new properties would result in a linear form of spatial development which is considered to promote a high quality and inclusive design, which distinguishes between public frontages and private rear gardens. The proposed new development would achieve this and therefore the spatial layout of new development is considered acceptable.

Architectural approach and built form

10.12 The architectural approach and built form of the surrounding area is split between bay front semi-detached dwellings fronting Cobden Hill and the larger and older detached dwellings on Loom Lane. The dwellings fronting Cobden Hill comprise hipped pitched roofs with two storey front bay windows. Their materials comprise either facing brick, part pebbledash render or part smooth render. The use of quoining is common. With regard to the Loom Lane properties, these dwellings vary in design, however, they generally follow an arts and crafts approach built in facing brick or flint. Flint walls in the area are common.
10.13 Firstly, with regard to the two detached dwellings (units 3 and 4) following the previous refusal, the architectural approach and built form of these units has been amended to take into account the previous concerns raised. These dwellings have now been separated into detached dwellings with a 2 storey forward projecting gable each, with accommodation in the roof. From the front, 3 levels of windows would be perceived. On the side roof profile of this gable a small single dormer window is proposed. These front gables are new elements to the dwellings which were not previously proposed. Their design however, is considered to be sympathetic to the retained buildings on the site and would be detailed to include brick quoining, stone lintels and bargeboards to the eaves.

10.14 With regard the remainder of units 3 and 4, these would be similar to those previously proposed, however, the canopies to the single garages have now been separated to overcome the previous concerns raised. Two small front dormer windows are still proposed, and previously no objections were raised over these. At the rear it is now proposed to insert a two pane dormer window into the roof slope. This dormer has been kept small and the proportions of the window panes would reflect those used on the rest of the dwelling.

10.15 Overall, it is considered that the revised architectural approach and built form of these units has overcome the previous concerns raised regarding the cramped and contrived appearance.

10.16 With regard to the conversion and extension to the converted building, firstly, the front elevations of the conversion, facing both Cobden Hill and Loom Lane, would remain unchanged. It is proposed to insert a dormer window facing south into the courtyard, however, this would not be visible from the street and no objections are raised over this element. In relation to the extension, owing to the flint material of the converted building, it is proposed to create a more modern designed extension using weatherboard cladding and a red brick plinth. The extension would be attached to the building via a glass link. Overall the building would have a simplistic design being 1.5 storeys high with a pitched roof, the eaves height would also be the same height as the adjacent eaves on the converted building.

10.17 It is considered that the revised architectural approach and built form of units 3 and 4 along with the proposed extension to the existing flint building would respect and complement the existing buildings on the site. The new build units facing Watling Street are also considered to respect the existing dwellings in that road and would not detrimentally impact the visual appearance of the adjacent Listed church. Overall, no objections are raised over the architectural approach and built form of the new dwellings as they would not detrimentally impact on the visual amenity of the area and would maintain the character and appearance of the Conservation Area.

Spacing and setting

10.18 Within the immediate area dwellings either comprise of semi-detached properties with limited distances to side boundaries or large detached properties with greater distances to boundaries. However, this is not the case
for all properties along Loom Lane with some units being built close to, or abutting the boundary.

10.19 Firstly, with regard to the detached dwelling, these have now been separated from each other to provide a 2m gap between flank elevations. In addition, each dwelling would be sited at least 1m to the side boundary, with unit 3 being set in 1.3m. Part D of the design guide advises that where new development is proposed a distance of 1-2m should be achieved between the development and boundaries. It is noted that some concerns have been raised over the proposed side boundaries. It is considered that the development site is situated in a transition area between larger detached properties and smaller semi-detached properties. Separation distances to boundaries vary between very little to no separation and much greater separation distances. In this instance, the units 3 and 4 would be sited some distance from the adjacent church and a distance of 2.2m would be achieved between unit 3 and unit 1 (the conversion). It is considered that these distances would be sufficient to ensure the development would not appear cramped on the plot and would not be dissimilar to other development in the area.

10.20 With regard to the extension, due to the tapered nature of the existing side boundary with number 4 Loom Lane, the new extension would be built adjacent to the boundary at the front but at an angle, therefore, at its furthest, a separation distance of 1.3m to the boundary is achieved. Whilst the front portion would be adjacent to the boundary with little set in, this part would be adjacent to the number 4’s garage which also follows the same approach. Owing to the distance this element would be from the street, being 14.6m and the dense vegetation along the frontage, it is not considered that this pinch point to the side boundary would be overly visible or detrimental to the street scene, it is also unlikely that this elevation would be read in context with the neighbouring garage.

10.21 With regard to the setting, the plans demonstrate that each unit would have an adequate soft landscaped area to their frontage which would include low level planting. Whilst this will be discussed in more detail in the landscape section of the report, it is considered that this planting will improve the overall setting of the building, appropriate to the rural nature of the site.

Conclusion

10.22 Overall, no objections are raised over the spatial layout and spacing and setting of the site. In addition, it is considered that the architectural approach and built form of the development would provide visual relief and visual interest to the surrounding area, resulting in a development which would respect the surrounding area in terms of design, height, mass and bulk. The proposed development would not therefore result in a detrimental impact on the visual amenity of the area, would preserve the character and appearance of the Conservation Area and would preserve the historic setting of the adjacent Grade II Listed church. The development would therefore comply with the National Planning Policy Framework 2012, Policies CS14 and CS22 of the Core Strategy 2013, Policies H8, D20, D21, E16, E18, E21, E22 and

Impact on residential amenity

10.23 Criterion (iii) of Policy H8 requires that the privacy and amenity of adjacent residential properties be maintained. This advice is also reiterated in Part D of the Planning and Design Guide along with the fact that all new buildings should be orientated so that the front and rear building lines fit comfortably within the line drawn at 45 degrees from the nearest edge of the neighbouring front and rear facing windows.

45 degree line

10.24 Due to the arrangement of the dwellings on the site, a 45 degree line, drawn from the rear facing windows of units 1 and 2 would be breached by units 3 and 4. In relation to unit 1, the 45 degree line drawn from the rear facing living area would only be marginally breached by unit 3. The distance where this breach would occur would also be just under 10m away. This is also the case from the kitchen window to unit 3. With regard to unit 2, it is noted that unit 3 would be sited at a right angle to this unit and therefore any 45 degree line drawn from the rear facing windows of this property would be breached. The effected windows however, would be a small utility room and a secondary kitchen window. This kitchen area which is part of the larger room containing the dining and living room would also be served by a number of other large windows. Therefore it is not considered that the proximity of unit 3 to unit 2 would result in detrimental impact on their outlook.

Overlooking and loss of privacy

10.25 With regards to overlooking or loss of privacy, concerns have been raised that unit 1 would result in a loss of privacy/overlooking to the existing dwelling at number 4 Loom Lane. Unit 1, would have 3 windows in the side elevation, facing number 4 and a further rooflight in the roof. These windows however, are not principle habitable room windows, serving an ensuite, stairwell and a small secondary window to the living area. In addition, the main principle windows would face north, towards the rear gardens of the units 3 and 4 or south, towards Loom Lane. It is not therefore considered that any overlooking or loss of privacy would result from unit 1.

Sunlight and daylight

10.26 Concerns have been raised that the proposed development, especially unit 1 would result in a loss of light to the neighbouring property at number 4 Loom Lane. Using recognised best practice guidelines, a 25 degree line drawn from the effected window at number 4 Loom Lane would not be breached by the proposed development. In addition, the effected window would also not be breached by a 45 degree line, drawn from the eaves of unit 1. It is not therefore considered that the proposed development would detrimentally impact on the existing levels of light entering this existing room.
10.27 Overall, it is considered that the proposed development would not result in any undue adverse impact on the neighbouring properties in terms of loss of outlook or privacy. However, owing to the unique layout of the site and the relationship between the units, it is recommended that permitted development rights for extensions and outbuildings are removed by condition to retain the amenities of the future and existing occupants of adjacent dwellings. The proposed development would therefore comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Part D of the Planning and Design Guide 2013.

Amenity provision and internal dimensions

Amenity provision

10.28 With regards to the provision of amenity space for the future occupiers of the new dwellings, Part D of the Planning and Design Guide states that dwellings with 3 bedrooms should provide a minimum of 60m2 of usable garden space. Those with 4 bedrooms should provide 80m2. Firstly, with regard to the 4 bedroom dwellings for units 3 and 4, these units would have over 140m2 of rear amenity space each to comply with the guidelines.

10.29 In relation to unit 2, the previous application was refused due to the underprovision and lack of useable garden to this unit. The scheme has now been amended to provide 62m2 of amenity space for this 3 bedroom unit. Whilst it is noted that this garden would still face north, units 3 and 4 have been amended to reduce the two storey rear elements to single storey only, they have also been moved forward on the plot to reduce the enclosed appearance from inside this amenity area. On balance, it is considered that the increase in the overall size on this amenity area, along with the reduction in height of the adjacent dwelling would ensure that the future occupiers of this unit would have adequate enjoyment of their private amenity space.

10.30 Finally, with regard to unit 1, this is also a 3 bedroom unit. It is noted that a small portion of this garden has now been lost to unit 2. However, 72m2 would still be provided, which is in excess of the guidelines.

10.31 Overall, the level of amenity provision of the new development is considered acceptable and the previous concerns raised have been satisfactorily overcome.

Internal dimensions

10.32 Part D of the Planning and Design Guide 2013 provides advice on the minimum acceptable size of gross internal floorspace for proposed development. 4 bedroom, 3 storey units should provide a minimum of 113m2, units 3 and 4, the 4 bedroom units, would have over 200m2 of floorspace to comply with the guidelines.

10.33 With regard to the 3 bedroom units, two storey, 3 bedroom units should provide 96m2 of floorspace. The smallest of these two units, unit 1 would have over 150m2, again to comply with the guidelines.
10.34 With regard to bedroom sizes Part D of the Planning and Design Guide advises that double bedrooms should be a minimum of 12m² and single bedrooms 8m². For all 4 dwellings, the bedroom sizes would comply with these guidelines. The proposed development therefore complies with the internal dimension standards.

Trees, landscaping and ecology

10.35 Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policy CS12 of the Core Strategy 2013 seek to ensure that retained trees are protected during any development and that new planting is a suitable replacement for any removed trees. In addition Policies E2 and E3 of the Hertsmere Local Plan and Part B of the Biodiversity, Trees and Landscape SPD 2010 seek to safeguard protected species.

Trees

10.36 The site contains 15 TPO’d trees along with a number of other trees which add to the amenity value of the area. Following the submission of the arboricultural impact assessment it is proposed that 9 of these TPO’d trees be removed either on health grounds or to facilitate the development. Following consultation with the Tree Officer, the most prominent trees on the site, the birch, lime and yew are considered to be of moderate quality. However, the birch trees are now showing signs of decline and therefore have a limited life expectancy and therefore limited contribution to amenity value. The lime has been previously topped, giving it a poor structural form. The yew tree has a reasonable form but requires some pruning. This yew tree, if retained would be in very close proximity to the development, therefore it is proposed that it removed. The sycamore trees along Loom Lane have all been topped in the past and are considered to be low quality specimens. Finally, the beech tree is in a poor condition and is recommended for removal.

10.37 Therefore from the TPO trees which are to be removed, the birches and the yew tree provide the most significant amenity value. In this instance a balance must be had between their retention value, owing to the pressure for removing following occupation of the dwelling and their removal. Submitted with the application is an indicative landscaping plan detailing that the removed trees would be compensated through replacement planting. This replacement planting would allow for more suitable specimen trees to be planted adjacent to the development which would not be under pressure to be removed. Whilst no details of these trees have been provided, a condition is recommended to ensure that at least 1 tree for every tree removed is planted. It will be expected that these trees are suitable specimen trees of established form and height to ensure they have maximum amenity value. The Tree Officer does not raise objection to this replacement planting subject to a further condition relating to the protection of the retained trees on the site.

10.38 Therefore subject to the imposition of suitable landscaping and tree protection conditions it is not considered that the removal of the trees on the site would detrimentally impact the visual amenity of the area and no objections are raised.
Landscaping

10.39 The application site has the potential to provide significant soft and hard landscaping to the front and rear of the site. It is considered that proposed landscaping to the development would be of significant benefit to the overall visual appearance of development and its setting. Limited details of any proposed landscaping has been provided with the application.

10.40 To ensure a high quality and appropriate planting scheme for the site, including suitable tree replacements for those being removed, a landscaping condition is proposed. This would require details of proposed soft and hard landscaping of the site to be submitted. These details would need to include size, species and spread of the soft landscaping to ensure maximum benefit to the visual amenity of the area.

10.41 With regard to boundary treatment, no details of any proposed or retained boundary treatment has been included with the application, therefore a condition is recommended to request these details be provided before any works commence.

10.42 Subject to the suitable landscaping and boundary treatment conditions, no objections are raised over the proposed landscaping to the development.

Ecology

10.43 Local Planning Authorities have a statutory duty to ensure that protected species are protected from the adverse effects of development. The presence of a protected species is a material consideration in assessing planning applications. It is therefore essential that the presence or otherwise of a protected species and the development impacts are established prior to the granting of planning permission. Furthermore, under policy E2 and E3 of the Hertsmere Local Plan (2003) development which would have an adverse effect on a local nature reserve, wildlife site or a regionally important geological site as well as badgers or species protected under Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 would be refused. Policy CS12 of the Emerging Core Strategy (2011) generally complements these policies.

10.44 The application has been submitted with a Bat Survey which details that no roosts were recorded as part of the survey. The survey does recommend however, that 4 bat boxes should be placed in suitable locations on the site. The recommendations of this survey can be imposed by condition. With regard to reptiles, no reptiles were discovered during the survey. No objections are therefore raised in relation to ecology or protected species subject to the condition relating to the recommendations within the Bat Survey.

Access, car parking and refuse

Access

10.45 The proposed development would result in the relocation of an existing access to Watling Street, the retention of an existing access to Loom Lane...
and the provision of a new access to Loom Lane. This new access would be approximately 10m from the junction with Loom Lane and would serve a single dwelling. Following consultation with Hertfordshire Highways no objections have been raised over the relocated access to Watling Street or the new access onto Loom Lane. It is not considered that the development would materially increase traffic movements from the site and therefore would not result in a significant impact on the safety and operation of the adjacent highway.

10.46 The applicants would be required to enter into a s278 agreement to carry out the highway works. In addition, Hertfordshire Highways have requested conditions relating to construction management, surface water run-off and the closure of the existing access. Subject to these conditions no objections are raised over the new and altered accesses proposed.

Car Parking

10.47 The parking standards SPD requires 4 bedroom dwellings to provide 3 spaces off road and 3 bedroom dwellings to provide 2 spaces. Firstly, with regard to the 4 bedroom units (units 3 and 4), these units would have a double garage and a separate single garage which would be of sufficient size to park 3 cars. There is also sufficient space on hardstanding to the front of these dwellings for the turning of vehicles.

10.48 With regards to units 1 and 2, each of these units would have sufficient provision on the hardstanding to park 2 cars, to comply with the guidelines. Overall, no objections are raised over the parking provision for the development.

Refuse collection

10.49 Part D of the Planning and Design Guide, 2013 and the Waste Storage Interim Technical note, 2014 advises that refuse storage areas should be sited no further than 25m from their collection points. In addition, access to refuse storage areas should be no steeper than a 10% gradient and from bin area to the vehicle should be level. The submitted plans demonstrate that each new dwelling would have a refuse collection point adjacent to the access where bins would be stored ready for collection each week. The areas would be on level ground adjacent to the road and therefore within the carrying and gradient limits specified. No objections are therefore raised over the collection of refuse from the site.

Conclusions

10.50 Overall, it is considered that the access to the site is acceptable, that the required number of off street parking spaces can be provided and that refuse can suitably be collected from the site. The proposed development would therefore comply with Policies M2, M12 and H8 of the Hertsmere Local Plan 2003, Policy CS25 of the Core Strategy 2013, Part D of the Planning and Design Guide 2013, the Waste Storage Interim Technical note 2014, the Parking Standards SPD, as amended 2013 and the NPPF 2012.
Developer contributions (s106) and CIL

10.51 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 a new residential dwellings, in accordance with the Borough Council’s s106 SPD the following financial contributions are sought:

<table>
<thead>
<tr>
<th>Heads of Terms</th>
<th>Amount required</th>
<th>Amount provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>HCC Contributions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary Education</td>
<td>£12,380.00</td>
<td>£12,380.00</td>
</tr>
<tr>
<td>Primary Education</td>
<td>£13,968.00</td>
<td>£13,968.00</td>
</tr>
<tr>
<td>Youth</td>
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<tr>
<td>Libraries</td>
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<td>£878.00</td>
</tr>
<tr>
<td>Hertfordshire Highways sustainable</td>
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<td>transport</td>
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<td></td>
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<tr>
<td>HBC Contributions</td>
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<tr>
<td>Public Open Space</td>
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<td>Public leisure facilities</td>
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<td>Playing Fields</td>
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<td>Greenways</td>
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</tr>
<tr>
<td>Allotments</td>
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<tr>
<td>Museums</td>
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</tr>
<tr>
<td>S106 Monitoring</td>
<td>£398.10</td>
<td>£398.10</td>
</tr>
</tbody>
</table>

10.52 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. In this instance, the development would result in a net increase of 853.59m2, therefore the development would be liable for a charge of £153,646.20.

Equalities and Diversity

10.53 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 2 Loom Lane, Radlett, no protected characteristics have been identified and it is considered that there would be no adverse impact caused following this development.

11.0 Conclusions

11.1 The principle of residential development in this location is considered acceptable. The proposed new development would not result in a detrimental
impact on visual amenity of the area or the streetscene, would maintain the
class and appearance of the conservation area and preserve the historic
fabric of the adjacent listed building. In addition the new dwellings would not
have an undue adverse impact on the residential amenities of the
neighbouring properties. Finally, the level of amenity provision, car parking,
the proposed access and refuse collections are considered acceptable. The
proposed development therefore complies with Policies H8, D20, D21, M2,
M12, E3, E7, E8, E16, E18, E21, E22 and E23 of the Hertsmere Local Plan
2003, Policies CS12, CS14, CS20, CS22 and CS25 of the Core Strategy
2013, Part D of the Planning and Design Guide 2013, the Parking Standards
SPD, as amended. 2013, Part B of the Biodiversity, Trees and Landscape

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 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.

04. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls
(including retaining walls), fences, gates or other means of enclosure to be erected
in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

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.

05. The window(s) to be created in all bathroom, WC's and ensuites shall be glazed in obscure glass at level 3 Pilkington or equivalent, and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.


06. 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, replacement tree planting at a minimum of 1 suitable replacement specimen tree for each tree removed, 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.

07. "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.

08. The development hereby permitted shall be carried out in accordance with mitigations and recommendations made in the submitted Bat Survey dated 13th July 2014. Before first occupation of the development, these recommendations and mitigation measures shall be implemented and retained on site unless agreed in writing by the Local Planning Authority.

Reason: To ensure adequate species protection to comply with Policy E3 of the Hertsmere Local Plan 2003 and Policy CS12 of the Core Strategy.

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.


10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no new building or enclosure shall be constructed within the application site without the prior written approval of the Local Planning Authority.

11. BEFORE ANY DEVELOPMENT COMMENCES the details and materials of the proposed sheds shall be submitted to and approved in writing by the local planning authority. The development shall be implemented as 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.

12. 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.

Reason: In the interests of highway safety and in order to protect the amenities of neighbouring residents and to comply with Policies M2 and H8 of the Hertsmere Local Plan 2003 and Policy CS21 of the Core Strategy 2013.

13. 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.

14. Within one month of the new access being brought into use, the existing access not incorporated in the development shall be stopped up by raising the existing dropped kerb and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary.

Reason: To limit the number of access points onto the highway where vehicular movements can occur, for the safety and convenience of the highway user to comply with Policies M2 and M12 of the Hertsmere Local Plan 2003.

15. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement - received 30 Sept 2014
Design and Access Statement - received 30 Sept 2014
Location Plan - received 30 Sept 2014
General Reason(s) for Granting Permission

The principle of residential development in this location is considered acceptable. The proposed new development would not result in a detrimental impact on visual amenity of the area or the streetscene, would maintain the character and appearance of the conservation area and preserve the historic fabric of the adjacent listed building. In addition the new dwellings would not have an undue adverse impact on the residential amenities of the neighbouring properties. Finally, the level of amenity provision, car parking, the proposed access and refuse collections are considered acceptable. The proposed development therefore complies with Policies H8, D20, D21, M2, M12, E3, E7, E8, E16, E18, E21, E22 and E23 of the Hertsmere Local Plan 2003, Policies CS12, CS14, CS20, CS22 and CS25 of the Core Strategy 2013, Part D of the Planning and Design Guide 2013, The Parking Standards SPD, as amended, 2013, Part B of the Biodiversity, Trees and Landscape SPD 2010,

13.0 Background Papers

1. The Planning application (14/1544/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. 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.

2. 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.
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

3. Planning permission for residential development has been granted. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has
therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186, 187 and 188) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

Case Officer Details
Karen Garman - Email Address-karen.garman@hertsmere.gov.uk