

DEVELOPMENT MANAGEMENT COMMITTEE – 26 APRIL 2017

Application Number	a) 3/17/0002/FUL b) 3/17/0003/LBC
Proposal	Alterations to and change of use of 1) modern agricultural building to B1:light industrial 2) western range of agricultural buildings and granary to B1:office and 3) eastern range of agricultural buildings to dual use office/residential . Demolition of existing sheds and covered yard. Partial infilling and regrading of former slurry pit to provide balancing pond and associated landscaping.
Location	Widfordbury Farm, Ware Road, Widford, SG12 8RL
Applicant	Mr Nicholas Buxton
Parish	Widford
Ward	Hunsdon

Date of Registration of Application	4 January 2017
Target Determination Date	1 March 2017
Reason for Committee Report	Major planning application
Case Officer	Nicola Mckay

RECOMMENDATION

- a) In respect of application ref: 3/17/0002/FUL planning permission be **GRANTED** subject to the conditions set out at the end of this report.
- b) In respect of application ref: 3/17/0003/LBC Listed Building Consent be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary

- 1.1 Planning permission and Listed Building Consent are sought for the change of use of agricultural buildings to a mix of business and residential use. The proposal also includes the demolition of modern structures within the site and works to the existing slurry pit to provide a balancing pond.
- 1.2 Officers consider that the proposed scheme will result in an appropriate mix of uses within the site and the redevelopment would be of a high standard of design that would relate well to and preserve the historic character and appearance of the curtilage listed buildings within the site and the setting of the nearby by Grade 2 and Grade 2* listed buildings and enhance the character and appearance of the Widford Conservation Area.

2.0 Site Description

- 2.1 The application site is shown on the attached OS extract and is located on the northern side of Ware Road (B1004), to the west of Widford. Adjoining the site to the east is Grade 2 listed Widfordbury House with the Grade 2* listed St John the Baptist Church beyond this to the east. To the north and west of the site is undeveloped land. The neighbouring land levels decline in an east to west and south to north direction. A public footpath leads from the vehicular highway to the south through the centre of the site into the undeveloped land to the north. The site is at a raised level to and overlooks the open countryside to the north that leads to the Ash Valley.
- 2.2 The site is occupied by a collection of agricultural buildings. Within the eastern part of the site are a 'U-shaped' collection of buildings that are constructed with brick with timber cladding and a mix of slate and metal sheet roofing. These buildings appear to have formed part of the site pre-1948 and as such are considered to be curtilage listed. Within the western parts of the site are modern farm structures including a large utilitarian building constructed with a steel frame clad with timber and metal sheets with a corrugated asbestos roof.

3.0 Background to Proposal

- 3.1 The proposal is to change the use of the large utilitarian building within the western part of the site into 5 No. units for B1 light industrial purposes (Units 1-5). In relation to the 'U-shaped' traditional buildings, the western leg of these and granary (northernmost part of eastern leg) are proposed to be changed to office use (Unit 6). The remainder of the eastern range of the traditional buildings and the southern part are proposed to be changed to two dual office/residential units (Units 7-9).
- 3.2 The utilitarian building is proposed to be clad with timber boarding and various new windows and doors would be added together with internal partitions.
- 3.3 The western leg of the traditional buildings are proposed to be repaired and the south west corner is to be rebuilt to reinstate the original building. A number of new windows and doors are proposed which are mostly within the positions of existing openings.
- 3.4 Limited changes are proposed to the eastern and southern part of the traditional building that would form Units 7 and 8, with some alterations proposed and a number of new windows and doors which are mostly

within the positions of existing openings. These units are proposed to be used flexibly as either residential or office use, with no physical changes being required to change between the two uses. The kitchens and bathrooms have been designed to be appropriate for either residential or office use and the remaining spaces could be used for either residential or office use.

- 3.5 The granary, which is located to the north eastern part of the traditional buildings would be altered to form an office space.
- 3.6 An existing semi-open shed within the south western part of the site and a covered yard located centrally within the existing 'U-shaped' traditional buildings are proposed to be demolished together with the partial demolition of an open shed to the rear of the western range of the traditional buildings.

4.0 Key Policy Issues

- 4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 and the adopted East Herts Local Plan 2007:

Key Issue	NPPF	Local Plan policy	Pre-submission District Plan policy
Principle	Section 3	GBC3, GBC9 and GBC10	GBR2, ED2
Design and layout and impact upon listed buildings and the Widford Conservation Area	Sections 7 and 12	ENV1 and BH6	DES3, HOU11, HA1 and HA7
Impact upon neighbour amenity	Section 7	ENV1	DES3

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Emerging District Plan

- 5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned

to the policies in the emerging plan can now be increased, given it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.

- 5.2 In respect of the principle of the development, District Plan Policy GBR2 allows for the re-use of buildings provided that they are of permanent and substantial construction and accord with Policy ED2. Unlike adopted Policy GBC9 there is no requirement in Policy GBR2 for a rural building to be considered 'worthy of retention' in order for its residential use to be justified.
- 5.3 In relation to the other key issues identified above, the policies contained in the emerging District Plan do not differ significantly from those contained in the adopted Local Plan and the NPPF as identified above.

6.0 Summary of Consultee Responses

- 6.1 HCC Highway Authority does not wish to restrict the grant of planning permission subject to conditions relating to the implementation of access improvements, visibility splays, hard surfacing details, a diversion of the public right of way and the submission of a construction traffic management plan. It comments that the development proposals are likely to represent a significant intensification of use over and above the consented use and the location of the site means that the occupiers are likely to be dependent upon the use of the private car and given these factors there are some concerns how the development may meet the sustainable transport provision of the NPPF.
- 6.2 The Lead Local Flood Authority initially objected to the proposal as it required clarification on a feasible discharge location. Following the submission of further information from the applicant, it now has no objections on flood risk grounds and recommends conditions requiring the development to be carried out in accordance with the approved drainage assessment and for a detailed surface water drainage scheme to be submitted and approved to include detailed engineering details of the SuDs features and details of future maintenance.
- 6.3 EHDC Engineering Advisor comments that the site is within Flood Zone 1 and is mostly away from surface water inundation zones. The proposed pond is considered as a high quality form of SuDS that would help reduce flood risk and creates amenity, biodiversity and potentially helps improve water quality within the site.

- 6.4 EHDC Conservation and Heritage Advisor recommends approval. The advisor comments that the proposals relate to the Widfordbury Farm buildings to the west of the above listed buildings forming their setting and the western boundary of the Conservation Area. They are part of the 'steading' of the Farmhouse and for those built before 1948, are curtilage buildings protected under the listing. The Farm is no longer operated from these buildings, making them redundant. The buildings date from various eras from the 19th c to modern times and are in a poor to very dilapidated state. The historic buildings are entries on the EHDC Register of Heritage at Risk.

The advisor strongly supports the principle of putting the historic buildings back to viable use. There was nothing of any special interest noted about their interiors, but clearly, the scale of the buildings and their external envelopes are important to the setting of the listed buildings and the character and appearance of this rural conservation area. As such there is a relatively free hand as to their conversion provided that the exterior of the historic buildings is faithfully restored appropriate to their provenance or, for the modern utilitarian building, is done such as to enhance its appearance to make it more appropriate to this sensitive historic location. Having examined the drawings and considered the various alterations required to enable the new use, the advisor is content with the proposals subject to detailed designs of doors and windows and materials (which should match existing or restore to traditional materials of the 19th c).

With regards to the demolition work the advisor entirely agrees with the proposed removal of the covered yard and the semi-open shed to the west of the site. Elements of the open shed at the north of the traditional barn are proposed for removal. As stated the advisor did not see anything of particular significance in this interior and are content with the proposal.

The only regret is that the 'Concrete Framed 'Utilitarian Buildings' could not also be removed but the advisor recognises the economic importance of this footage to the viability of the scheme ; however the building might readily be improved by the addition of suitable cladding and better roofing materials. The advisor notes the annotation of some form of horizontal cladding on this building – if it were traditional feather edged timber cladding that would be satisfactory with improvements to the appearance of the roofs.

The advisor is content with the designs of the various alterations required subject to details.

The proposals are welcome and would put these buildings back into viable use and, hopefully, once properly restored, will allow them to come off the Heritage at Risk Register. The advisor is happy to recommend consent is granted subject to conditions.

Historic England does not wish to offer any comments on the application.

EHDC Landscape Advisor has recommended approval. The advisor comments that there are no arboricultural implications. The advisor suggests that landscape proposals are kept simple using a limited palette of plant species and hardsurfacing to reflect the historic use of the site. The bridleway should be integrated into the scheme and waymarked accordingly and the balancing pond should have shallower side than the existing pit which could be hazardous

Herts Ecology comments that the Ecological Appraisal submitted with the application has made a thorough assessment of the site and the possible ecological constraints. Conditions are recommended to require that no removal of hedgerow, trees or shrubs takes place between 1st March and 31st August and for a lighting scheme to be submitted.

The Herts and Middlesex Wildlife Trust comments that the ecological report outlines various mitigation measures that are not shown on the plans and therefore these should be secured by condition.

HCC Development Services seek the provision of fire hydrants within the site.

EHDC Environmental Health Advisor comments that any permission granted should be subject to conditions relating to contaminated land and construction hours of working.

6.5 National Grid does not object to the application.

6.6 The Ramblers Association comments that the necessary legal procedures for diverting public bridleway 16 should be completed before construction starts.

7.0 Parish Council Representations

7.1 No comments have been received.

8.0 Summary of Other Representations

- 8.1 An objection has been received from the occupiers of No. 1 Widfordbury House. The residents comment that the Ash Valley is an iconic site used by many. The existing barns loom over the valley, however, they are light allowing views through them. Light industrial buildings would ruin the timeless, rural feel of the valley. The barns are used by bats and resting barn owls and a bat loft should be included in the proposal.

9.0 Planning History

- 9.1 The following planning history is of relevance to this proposal:

Ref	Proposal	Decision	Date
3/05/1434/FP	Conversion of redundant agricultural buildings to four residential units, demolition of utilitarian farm buildings and erection of two new dwellings and garages	Refused and dismissed at appeal due to the principle of the construction of two new dwellings within the site	11.10.2005

10.0 Consideration of Relevant Issues

Principle

- 10.1 In accordance with the aims of Policies GBC9 and GBC10 of the Local Plan the existing buildings were originally erected to serve a genuine agricultural need and are permanent and soundly constructed, not requiring complete or substantial reconstruction before adaptation to a new use. In the current Local Plan, Widford is a category 2 village without a development boundary. In the emerging District Plan a development boundary for the village is identified, and the site is outside of this.
- 10.2 The existing buildings are of a form, bulk, general design and materials of construction such that they are in keeping with their surroundings. Whilst it is acknowledged that the utilitarian building is large in size and

of a modern appearance, it is of a typical style and appearance for agricultural buildings within rural locations such as this. Furthermore, the alterations proposed to this building would enhance its existing appearance.

- 10.3 Where a residential use is proposed Policy GBC9 expects the existing buildings to be worthy of retention. However, it is noted that this is no longer proposed as a requirement for the change of use of rural buildings within Policy GBR2 of the District Plan. The comments received from the Conservation Officer confirm that the traditional buildings which are proposed for residential use are curtilage listed. Whilst it is noted that the internal fabric of the buildings do not appear to be of any special interest their siting and form are considered to be of historic importance to the setting of the nearby Grade 2 listed farmhouse and the other neighbouring Grade 2 and Grade 2* listed buildings. The buildings proposed for residential use are therefore considered to worthy of retention.
- 10.4 In respect of a residential use of rural buildings, Policy GBC9, permits this where the retention of the building is unable to be facilitated by conversion to a business use or other purposes compatible with the rural area. The majority of the site is proposed to be reused for business purposes and in this case the only residential uses proposed are as flexible office/residential spaces. Therefore, Officers consider that a suitable amount of business use would be introduced at the site and that the proposal for a mixed use development is appropriate in this case.
- 10.5 With regards to the proposal for a dual use of either office or residential, the buildings have been designed internally and externally to allow for this to take place. Both uses would benefit from private amenity space and suitable parking provision is made for either use. Having regard to the limited size of the units, the level of activity involved in either an office or residential use would not be significantly different, albeit the hours of most frequent use are most likely to be during the daytime and weekdays for an office use and evenings and weekends for a residential use. The proposed dual use will enable flexibility for the applicant to meet market demand and ensure that the buildings are put into viable use. Given the limited scale of this part of the development proposal Officers have no objections to this approach.
- 10.6 Policy GBC9 expects consideration to be given as to whether an affordable housing contribution could be made. Given the proposed dual use of residential and office this would not be appropriate in this case and furthermore, having regard to their rural location their use for

affordable housing does not appear to be a realistic or reasonable option in this case.

- 10.7 The NPPF outlines as one of its core planning principles that planning should promote mixed use developments (paragraph 17). Paragraph 55 of the NPPF set outs that new isolated homes in the countryside should be avoided unless there are special circumstances such as the re-use of redundant or dis-used buildings that lead to an enhancement to the immediate setting or where such development would represent the optimal viable use of a heritage asset. The proposed development is considered to accord with these aims within the NPPF.
- 10.8 The principle of the proposed re-use of the slurry pit to a drainage pond is supported by Officers as this part of the proposal would form a sustainable development that would bring visual, biodiversity and amenity enhancements to the site.
- 10.9 In Summary, Officers consider that the principle of the proposals are acceptable and comply with the relevant adopted and proposed Local Plan policies and the aims of the NPPF.

Design and layout and impact upon listed buildings and the Widford Conservation Area

- 10.10 The proposal involves minimal alterations to the existing buildings, which Officers consider would enhance their appearance and their contribution to the setting of the neighbouring listed buildings and the character and appearance of the Conservation Area. Existing sheds and the covered storage yard are proposed to be demolished and soft landscaping for amenity areas are proposed which would further enhance the appearance of the site. The re use of the existing slurry pit as a drainage pond and the associated landscaping would also enhance the appearance of the site and would provide benefits to the occupiers of the site and provide biodiversity gain.
- 10.11 In respect of the comments made by the Conservation Officer relating to the use of traditional timber cladding for the large utilitarian building the applicant's agent has confirmed that they are willing to consider this and provide suitable options for materials through the submission of details to be agreed by condition. Officers recommend a condition to require samples of materials to be submitted for the planning permission which effects all of the buildings and for other details relevant to the curtilage listed buildings to be agreed through conditions imposed upon the Listed Building Consent in accordance with the advice received from the Conservation Officer.

- 10.12 The Widford Conservation Area Appraisal and Management Plan, October 2013 identifies the contribution that the buildings within the site make to the Widford Conservation Area. The appraisal states that 'The buildings are in deteriorating condition and make a valuable architectural and historical contribution to the village approach' and states that the Council should 'seek to achieve a satisfactory outcome for the long term future of the agricultural barns'.
- 10.13 The NPPF outlines that Planning Authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and outing them to viable uses consistent with their conservation (paragraph 131).
- 10.14 The proposal provides an opportunity to restore the existing buildings and secure a long term viable use that would enable their long-term preservation. The development would enable the curtilage listed buildings to be removed from the EHDC Register of Heritage at Risk. The Conservation Area appraisal also identifies the frontage hedging as being important to the character of the area. This would be retained albeit altered to enable the creation of a widened access to the larger modern building on the site. Overall the proposals would provide significant enhancements to the character and appearance of the site, the setting of the listed buildings and the Widford Conservation Area.
- 10.15 The concerns raised by a local resident in respect of the retention of the large utilitarian building are noted. Whilst the demolition of this building would further enhance the site, Officers consider that this would be an unreasonable requirement given that both Local and National planning policy permit and encourage the re-use of existing buildings and having regard to the contribution that the retention of the building and its re-use would make to the overall viability of the scheme which overall will provide considerable enhancement to the site and heritage assets.
- 10.16 It is acknowledged that the existing buildings are clearly visible from the surrounding open countryside, and in particular that to the north of the site, where a public footpath leads towards the Ash Valley, however, having regard to the above considerations and having noted that the Council's Landscape Advisor has recommended approval of the application, Officers consider that the impact of the proposal upon the visual landscape and the character and appearance of the Rural Area would be acceptable.

Neighbour Amenity

- 10.17 The closest neighbouring dwelling to the site is Widfordbury House, which adjoins the north eastern boundary of the site and as such is situated within close proximity to the traditional farm buildings. Widfordbury House has a number of windows that overlook the granary and adjacent part of the buildings, however, it is set back a distance of approximately 15 metres from these buildings. The only opening that is proposed to the north elevation of the granary which faces towards this neighbouring dwelling would be an obscure glazed doorway. Having regard to this and the single storey height of the application site buildings Officers do not consider that the proposal would result in an unacceptable loss of privacy to this neighbouring property.
- 10.18 Whilst the re-use of the buildings would create some additional activity within the site, Officers anticipate that this would still create a reduced level of noise and disturbance compared to the previous agricultural use of the site. Whilst Widfordbury House would overlook some of the amenity space to the east of Unit 8 (east part of the traditional buildings), given the minimum distance of 15 metres between their existing windows and this area, because other amenity space is available and because of the proposed dual use of this building, Officers do not consider that this would result in unacceptable living conditions for the future occupiers.
- 10.19 Officers consider that the proposal would not result in any unacceptable relationships between the proposed residential units, the proposed business uses and the existing neighbouring dwelling house or result in unacceptable harm to the amenities of neighbouring occupiers.

Other Matters

- 10.20 The 2005 planning application that was submitted for this site, also involving the change of use of the existing farm buildings, forms a material consideration for the current proposal. Whilst permission was refused for this previous proposal and an appeal against the proposal was dismissed, the Council and the Inspector appeared to accept the proposed changes of use to the agricultural buildings and the reasons for refusal were based upon the two new dwellings.
- 10.21 As the current proposal does not involve the construction of two new dwellings and relates only to the change of use of the existing buildings and as this previous proposal was considered against a former National and Local Policy framework, Officers are of the view that limited weight should now be attached to the decisions taken relating to this previous

proposal and that this should not lead to the refusal of the current proposal.

- 10.22 The request for fire hydrants within the site from the County Council is noted, however, having regard to the scale of development proposed, Officers do not consider that this would be reasonable or necessary to make the development acceptable in this case.
- 10.23 In respect of the public right of way, it is noted that County Highways have recommended a condition to require that this is diverted prior to the commencement of the development, however, in an email from the County Council's Countryside Access Officer to the applicant dated 9th February 2017, it is confirmed that a diversion can only be processed after grant of permission but before the development is substantially complete. The Officer also comments that, in their view, the right of way users would prefer to go around the proposed industrial site, even with a slightly longer distance, but would be happy to go along with their preferences following the necessary consultation.
- 10.24 Officers note that the route of the existing right of way actually runs through the existing utilitarian building, however, a clear and more direct route is available adjacent to this and through the main access to the site. Users of the right of way could either continue to use the existing informal route or the right of way could be diverted, which is being considered by the applicant. As this is an existing situation which the current proposal does not appear to alter Officers do not consider that it is necessary to impose any restrictive conditions in respect of this matter.
- 10.25 The comments received from County Highway that the proposal would result in a significant intensification of use over and above the consented use and the location of the site means that the occupiers are likely to be dependent upon the use of the private car are noted. Whilst the location of the site may not have extensive credentials in transport sustainability terms, the NPPF does allow for the re-use of existing buildings regardless of their location. Giving this due weight, Officers consider that the proposal still forms a sustainable development and does not conflict with the overarching aims of the NPPF.
- 10.26 In respect of parking provision, this is currently shown to be unallocated across the site, which given the mix of uses proposed and in particular the proposed dual use of the traditional agricultural buildings, Officers consider this to be an acceptable approach. The total number of parking spaces proposed is 64, which exceeds the parking requirements for the site, which in total would be 57 spaces, as set out

within the tables below. However, having regard to the rural location of the site Officers consider that an appropriate level of parking provision has been made in this case.

11.0 Conclusion

- 11.1 The proposed change of use of the existing buildings, the demolition works and the re-use of the slurry pit as a drainage pond form acceptable developments that would facilitate the re-use of curtilage listed buildings that are currently considered to be 'at risk'. The proposals would enhance the character and appearance of the existing buildings and the wider site which would have a positive contribution to the local economy, environment, the setting of the nearby listed buildings and the Widford Conservation Area.
- 11.2 The proposals accord with the aims of Local and National planning policies and therefore Officers recommend that planning permission and listed building consent is granted.

Conditions

a) Application Ref: 3/17/0002/FUL – Conditions

1. Three year time limit (1T12)
2. Programme of Archaeological Work (2E02)
3. Approved Plans (2E10)
4. Samples of materials (2E12)
5. Prior to the commencement of the development the upgraded accesses serving the development, as shown on Drawing numbers F15243/01 Rev A and F15243/02 Rev A, shall be completed in accordance with the approved plans.

Reason: To ensure the provision of an appropriate access for the development in the interests of highway safety.

6. Prior to any site works being commenced sight lines of 2.4metres x 131 metres to the east and 101 metres to the west shall be provided each side of the means of access within which there shall be no obstruction to visibility between 0.6 metres and 2.0 metres in height above adjoining carriageway level.

Reason: To provide visibility for drivers of vehicles entering and leaving the site.

7. The development shall be carried out in accordance with the approved Drainage Assessment carried out by RAB, reference 1272B Rev 3.0 dated 15th February 2017, and the following mitigation measures:
 - 1) Implementing appropriate SuDs measures to include attenuation pond and discharge into ordinary watercourse;
 - 2) Limiting the surface water run-off generated by the 1 in 100 year+ climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
 - 3) Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100+ climate change event.

The scheme shall be fully implemented and subsequently, maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: In the interests of the management of surface water flows and in accordance with Policy ENV21 of the East Herts Local Plan Second Review, April 2007 and national planning policy guidance set out in section 10 of National Planning Policy Framework.

8. No development shall take place until a detailed surface water drainage scheme for the site based upon the approved FRA and sustainable drainage principles and an and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing, by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year+ climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - 1) Details of how the scheme shall be maintained and managed after completion;
 - 2) Detailed engineering drawings of the proposed SuDs features including their size, volume, depth and any inlet and outlet features including any connecting pipe runs.

The scheme shall be fully implemented and subsequently, maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: In the interests of the management of surface water flows and in accordance with Policy ENV21 of the East Herts Local Plan Second Review, April 2007 and national planning policy guidance set out in section 10 of National Planning Policy Framework.

9. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Means of enclosure (b) Hard surfacing materials (c) Planting plans (d) Written specifications (including cultivation and other operations associated with plant and grass establishment) (e) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (f) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

10. Landscape works implementation (4P13)
11. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include details of:
 - a. Phasing of the development – Including all highway works
 - b. Areas of construction vehicle parking, storage and delivery of materials within the site
 - c. Location and details of construction vehicle wheel washing facilities
 - d. Methods of accessing the site including construction vehicle numbers and routing to and from the site.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise impact of construction process on the local environment and local highway network.

12. Contaminated land survey and remediation (2E33)
13. Construction hours of working- plant and machinery (6N07)
14. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed by the local planning authority.

Reason: To protect the habitat of nesting bird and in accordance with Policy ENV16 of the East Herts Local Plan Second Review April 2007.

15. Prior to occupation a "lighting design strategy for biodiversity" for buildings, features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy

Reason: To protect the habitats of bats which are a protected species under the Wildlife and Access to the Countryside Act 1981, and in accordance with Policy ENV16 of the East Herts Local Plan Second Review April 2007.

16. Prior to the occupation of the development a detailed management scheme for the future maintenance of the areas of communal amenity space and the swales and pond shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the amenity space, swales and ponds are suitably maintained in the interests of the character and appearance of the development and in the interests of the management of surface water flows and in accordance with Policies ENV1 and ENV21 of the East Herts Local Plan Second Review, April 2007.

Informatives

1. Highway Works (06FC2)
2. You are advised to ensure that the public right of way remains unobstructed during construction works and that any damage caused is made good to the satisfaction of the Highway Authority. For further advice on this matter you are advised to contact County Highways on 01992 555555.
3. Asbestos (34AS)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The balance of the considerations having regard to those policies is that permission should be granted.

b) Application Ref: 3/17/0003/LBC – Conditions

1. Listed building three year time limit (1T14)
2. Listed building - new windows (8L03)
3. Listed building - new doors (8L04)
4. Listed Building – new brickwork (8L06)
5. Listed Building – new weatherboarding (8L07)
6. Listed Building – rainwater goods (8L09)
7. Listed Building – making good (8L10)

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.

KEY DATA**Residential Development**

	Bed spaces	Number of units
Number of existing units demolished		0
Number of new flat units	1	0
	2	0
	3	0
Number of new house units	1	0
	2	0
	3	2
	4+	0
Total		2

Non-Residential Development

Use Type	Floorspace (sqm)
B1(a)-office	476
B1 (c)-light industrial	1, 255

Residential Vehicle Parking Provision

Current Parking Policy Maximum Standards (EHDC 2007 Local Plan)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.25	0
2	1.50	0
3	2.25	4.5
4+	3.00	0
Total required		4.5
Proposed provision		64 (shared spaces across the site)

Emerging Parking Standards (endorsed at District Plan Panel 19 March 2015)

Parking Zone		
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.50	0
2	2.00	0
3	2.50	5
4+	3.00	0
Total required		5
Accessibility reduction	N/A outside of Zones 1-4	0
Resulting requirement		5
Proposed provision		64 (shared spaces across the site)

Non-residential Vehicle Parking Provision

Use type	Standard	Spaces required
B1 (a)-office	1 space per 30sqm gfa	16
B1 (c)-light industrial	1 space per 30sqm gfa	36
Total required		52
Accessibility reduction		0
Resulting requirement		52
Proposed provision		64 (shared spaces across the site)