

DEVELOPMENT MANAGEMENT COMMITTEE – 28 MARCH 2018

Application Number	a) 3/17/1491/FUL b) 3/17/1492/LBC
Proposal	a) Alterations, extensions and conversion of existing Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden with associated access, parking and refuse. Conversion of detached rear barn to create 1no 2-bed unit with associated access, parking, refuse and private amenity space. Erection of 5.no dwellings on the existing PH car park and garden with associated access, parking, refuse and private amenity space; and b) Conversion of the existing, listed Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden incorporating alterations and partial demolition of areas of the existing flat roof rear extension area. Conversion of the Listed Barn to the rear of the Public House to create a 2-bed unit with alterations to the listed building and partial demolition of areas of the existing cat slide side aisle.
Location	10 Benington Road, Aston, Hertfordshire, SG2 7DX
Applicant	Annakut Ltd
Parish	Aston CP
Ward	Datchworth and Aston

Date of Registration of Application	5 July 2017
Target Determination Date	ETA 3 April 2018
Reason for Committee Report	Request from Local Member
Case Officer	Lisa Page

RECOMMENDATION

- a) That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

- b) That listed building consent be **GRANTED** subject to the conditions set out at the end of this report.

1.0 Summary of Proposal and Main Issues

- 1.1 The application seeks permission for the erection of 5 detached dwellings within the former PH carpark and garden. The listed barn is converted to a dwelling and the PH converted to 2 dwellings, with a smaller PH use retained.
- 1.2 The layout, scale and detailed design of the development would be sympathetic to the character of the area and provide enhancements to the setting of the listed building and wider Conservation Area.
- 1.3 There is adequate parking for the residential element of the development but the amount of parking across the site would equate to limited parking provision for customers of the PH and this is a limitation of the proposal.
- 1.4 The development would not have a harmful impact to neighbouring amenity, and matters in relation to ecology and surface water drainage are satisfactory.

2.0 Site Description

- 2.1 The site comprises a 2 storey Grade II Listed Public House (PH) with detached timber frame barn, also Grade II Listed, sited within a generous plot with rear PH garden and frontage/side parking. The site is shown on the attached OS Plan.
- 2.2 The character of the immediate area is mixed. The western boundary consists of a public footpath, beyond which are 2 storey detached dwellings that front Benington Road. To the north lie the higher density flats and terraced dwellings in Brook Field. The eastern boundary is curtilage with other residential properties, including the Grade II Listed property of 20 Benington Road. The western boundary adjoins Benington Road, one of the main route in and through the village.

2.3 The site lies within the Aston Conservation Area.

3.0 Planning History

3.1 There is no relevant planning history for the site.

4.0 Main 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 (DP), the adopted East Herts Local Plan 2007 (LP). There is no Neighbourhood Plan prepared or in draft for this location.

Main Issue	NPPF	Local Plan policy	Pre-submission District Plan
Principle and development, reduction in the size of the Public House	Section 3, 6 and 9	GBC1, OSV1, STC8, EDE2	GBR1, VILL2, ED2, CFLR8
Layout, scale, design and external appearance	Section 7	ENV1, ENV2	DES1, DES2, DES3, DES4.
Impact on residential amenity	Section 7	ENV1, ENV23, ENV24	DES3, EQ2, EQ3
Heritage assets	Section 12	BH6	HA1, HA4, HA2
Access and parking	Section 4	TR2, TR7, TR13, TR16	TRA1, TRA2, TRA3
Other matters (Drainage and ecology)	Section 10	ENV19, ENV20, ENV21	WAT1, WAT2, WAT5

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

5.0 Summary of Consultee Responses

- 5.1 HCC Highway Authority do not wish to restrict the grant of permission and recommend a number of conditions be imposed on any approval.
- 5.2 Lead Local Flood Authority raise no objections subject to conditions to ensure that the development be carried out in accordance with Foul and Surface Water Drainage Assessment.
- 5.3 Thames Water comment that with regard to surface water drainage, this is the responsibility of the developer and there are no objections with regard to sewerage infrastructure capacity.
- 5.4 EHDC Conservation and Heritage Advisor recommend approval. Comment that at ground floor, the original floorplan will be understood, whilst at first floor level, the partitions and doors to be removed are all of little or no interest as the first floor has been heavily altered during the C20th. Note that two proposed dwellings have been omitted, Unit 3 has been set back from the road to stagger the building line and Unit 5 now sits more comfortably as a detached house. Landscaping has improved the setting of the front of the Grade II listed Rose and Crown along Benington Road. Support the omission of the earlier proposed gates.
- 5.5 Historic Environment Advisor recommends that due to the nature of the proposed development it should be regarded as likely to have an impact on heritage assets of archaeological interest and recommend the imposition of a condition to properly provide for archaeology.
- 5.6 EHDC Landscape Advisor raises concern that the amended landscape proposals that do not adequately address the key landscape issues. Although there would be no unacceptable impact to trees, and following amendments are also content that the building No.3 now aligns more acceptably with the neighbour and the public house building, concern is raised with the parking forecourt and discordant visual geometry and appearance. The setting for the listed barn is unimproved by the proposed parking and the landscape plan lacks detail.

- 5.7 Herts Ecology comment that the bat survey and mitigation strategy provide sufficient information to be certain of the likely impact upon protected species. In regards to reptile surveys, comment that this is not recommended.
- 5.8 HCC Development Services commented initially seeking financial contributions towards primary and secondary education, library service and youth services. Following amendments to the number of units, the development now falls below the threshold for when such contributions can be sought.
- 5.9 EHDC Environmental Health Advisor recommends refusal and comments that insufficient information has been submitted in regards to noise reports. If minded to approve recommend a number of conditions in respect to sound attenuation and management of the PH.
- 5.10 EHDC Environmental Services note that the refuse lorry will not have access to the site and comment that there appears no space for the freighter to stop and empty bins from the centralised collection point. Crews will only move bins a maximum of 25 metres.
- 5.11 Herts Fire and Rescue Service make comments that access for fire-fighting vehicles should be in accordance with Building Regulations. Vehicle turning facilities for such vehicles shall be provided and access provision made.

6.0 Parish Council Representations

- 6.1 Aston Parish Council objects to the proposal. They have made a number of comments on the application and subsequent amendments and addendums, raising concerns on the following:-

Housing layout and density

The planned housing development in the centre of the village, which is a designated Conservation Area, is much denser than the housing around it. The access roads are too narrow and do not allow access for large vehicles or provide any parking for visiting vehicles. The

two 3 storey houses are out of keeping with the adjacent housing in the conservation area, all of which is 2 storey.

The proposed micropub

Up until its closure in December 2014 the Pub had been a focal point of the village. However the pub appears to have been poorly managed for many years, as indicated in the independent report prepared for the developers. There has been interest since 2014 from local persons to purchase the site for re-open it as a PH, but rather it has, on a number of occasions, been sold to developers. The proposed micropub that has 26 seats, no kitchen and serves mainly quality beer and snacks. This is not what the village meeting indicated they would support in a recent village meeting. In addition, with only 3 allocated parking spaces, the proposed pub is too small to serve the village and the local rural community.

Pub Frontage

The plans indicate that the existing car park frontage between the pub and the house at 8 Benington Road will be lost. Benington Road is a busy road with many narrow stretches and with no pavement. Much of the existing pub and car park frontage provides a safe area for pedestrians, passing vehicles and a bus stop which will be largely lost.

Car Parking and Transport

The car parking does not meet the minimum standard for each size of house. In Aston many houses exceed the guideline number of cars, as there is no meaningful transport to provide access to trains, frequent buses, Stevenage Town Centre, employment areas etc.: people have to rely on cars. In addition, there is no parking provision for visiting vehicles of any kind on the proposed site, as the proposed access roads are too narrow and Benington Road is a busy and very narrow road, which cannot be parked on. The proposed allocation of only 3 spaces for the pub (including its staff) is too small.

Heritage

The views of the pub would be unacceptably blocked by the proposed parking scheme immediately in front of it and views of it from the public footpath to the south of the site would be largely lost. The setting would be fundamentally and irrecoverably changed. The scale of the development would mean that the pub would no longer be in a typical rural pub setting – it would instead just be an older building surrounded by a new development. Its significance as an historic rural pub would be lost. The public house could not, therefore, be re-established in the future unless most of the planned development was demolished and cleared.

They suggest a number of Conditions to be imposed on any grant of permission, relating to:- the footpath to the west of the site and comments regarding its usability and safety; measures to stop overfill car parking in locality; size of the bus layby; size of internal roads; sound proofing; the need for a construction management plan and the need for the notice board to be re-erected. They also comment that the development does not benefit the area with any financial contributions or 'planning gain'.

7.0 Summary of Other Representations

- 7.1 The application was advertised by way of a site notice, press notice and neighbour notification.
- 7.2 There have been 32 letters in support, commenting:
- Removes the current eyesore and will be an asset to the village
 - Provides housing and secures community use
 - Development is attractive and in keeping
 - Will positively enhance the centre of the village
- 7.3 There have been 189 letters received for the initial and amended application objecting and commenting:
- Amount and scale of dwellings are out of keeping with area - an overdevelopment
 - Public House too small, destined to fail

- Their viability report on the loss of the PH inaccurate. Was interest to re-open it as a PH
- Loss of PH garden and parking – is an important amenity
- Insufficient parking spaces
- Conflict with bus stop and restrictive access for refuse vehicles
- Will add to road congestion. Safety concerns for other drivers and pedestrians
- Overlooking and loss of light to neighbouring properties
- Harmful impact to Conservation Area and setting of listed buildings
- Ecological surveys have not been conducted
- Loss of trees
- Area already suffers from inadequate foul drainage disposal- will add to issues
- No provision of affordable housing
- Local school already at capacity
- All properties should be wheelchair accessible

8.0 Consideration of Relevant Issues

Principle of development

- 8.1 Aston is identified within the Local Plan as a Category 2 Village, where limited in-fill development will be permitted in accordance with Policy OSV2 which includes criteria such as how the development relates to the form, connections and scale of the village; whether it is well designed such that it would not block important views or detract from the openness of the area or neighbour amenity.
- 8.2 Policy OSV2 is in general conformity with the NPPF which at Paragraph 89 allows for 'limited in-filling in a village'. Officers are content that the site is within the built up area and that Aston itself is a village. The principle of infill development is therefore acceptable and subject to consideration of its detail.
- 8.3 Whilst the principle of development of housing at the site is accepted, the proposal does result in a reduction in the size of the existing Public House (PH). The existing PH has a usable bar service

floor area of 72 square meters. This is reduced to 33 square metres in floor area for a 'micro-brewery', offering 'a meeting place for coffees and teas during the mornings, quality light lunches and craft beers and spirits in the evening.'

- 8.4 Policy STC8 relating to Local Centres and Rural Provision, acknowledges the important role played by such facilities within settlements and rural area. It states that proposals which would result in the loss of an asset such as a public house and similar will not be permitted where such loss would result in a significant reduction in the level of such provision locally available.
- 8.5 The proposal of course does not result in the loss of the facility; rather it results in a substantial reduction in size. There is no policy or guidance for this position. However, Policy STC8 does provide some guidance in outlining that in determining the significance of the loss of such a unit, consideration will be given to how long the premises have been vacant; the use of the premises and its contribution to a range of provision available to the local population; and if there is clear evidence that it is not possible for the use to continue as a viable business.
- 8.6 The application has been submitted with a Viability Statement relating to the business. It provides a précis of the financial history details the operation of the public house by various operators, landlords and tenants. It shows a history of financial difficulties since 2000 and from 2013, the public house was offered at a significantly reduced rent. From 2014 the PH has been vacant. The Local Parish obtained a community protection order over the property, understood to be to allow them to secure funding and acquire the property for pub use for the benefit of the village. The order is understood to have been in place for over a year, but the village and Parish were unable to secure sufficient funding to establish a viable future of the PH and the community protection order was released. Overall, Officers are content that the premises have been shown to be unviable over a period of time. There is another similar facilities within the village (albeit offering a different pub experience to the Rose & Crown) and others in nearby Villages and at Stevenage. This proposal would result in a retained but

different community facility within the village that would serve to support the economic and social role in maintaining a viable community. It is considered that it would therefore not be contrary to Local Plan Policy.

- 8.7 Concern has been raised by the Parish Council and third parties that the size of the retained PH is such that it is 'destined to fail' and that the layout of it would easily later convert to a dwelling. However, there is little evidence to conclude that a smaller unit for a PH, coffee shop or similar would not be viable, although Officers acknowledge that the parking limitations for the business do weigh against it (as addressed later in this report). The LPA of course are required to determine the application on the basis upon which it has been submitted and any potential future proposals would need to be considered properly at that time and in accordance with Policy.

Layout, design and scale

- 8.8 The proposals are to build a detached house on the car park to the side of the existing PH, a terrace of three houses and a detached house to the rear of the site and the conversion of the barn into a detached house. The PH is converted into a terrace of two houses and a smaller retained pub.
- 8.9 The siting of the frontage dwelling (Unit 3), is set back from the road and provides a stagger to the existing building line. It will be similar in scale to the adjoining 2 storey dwelling, and although larger than the PH itself, will, due to the stagger in siting and its high quality design and materials, ensure that it will appear acceptable in the street scene. The removal of the large expanse of existing unbroken hard standing, and the introduction with the softer frontage to the PH will enhance the frontage and street view.
- 8.10 The internal layout is proposed as an informal cul-de-sac, dictated by the siting of the retained and converted listed barn. Given the mixed character of dwellings within the area, this would not appear harmful to the locality. The scale and design of the dwellings would be in keeping to those in the area and would be acceptable.

- 8.11 The dwellings will have a pleasing relationship to the internal access road, although the rear is somewhat dominated by hardstanding within the shared parking area, there are opportunities to enhance the site with soft landscaping. The dwellings would not appear cramped or congested on the site, and would be sympathetic to the grain of development in the area. The existing footpath to the west of the site would be retained.

Residential amenity

- 8.12 The siting of the dwellings and associated parking and turning areas are such that there would be no harmful impact to neighbours amenity from overlooking, loss of light, outlook or noise disturbance.
- 8.13 A small outside area is assigned for the retained PH which is alongside an adjacent residential property. Given the previous amount of outside seating for the PH and the limited area now assigned to the smaller PH, this is not considered harmful to neighbouring amenity from noise disturbance or similar.
- 8.14 In terms of amenity for future occupiers, whilst the two units within the converted PH would not benefit from private amenity space and would have their rear windows facing onto the access road, they do benefit from a pleasing landscape frontage that would overall provide acceptable amenity for the size of units. The other units would benefit from private external amenity space and internally would provide a satisfactory level of amenity for the future residents.

Highway matters and parking provision

- 8.15 The application has been submitted with a Transport Statement, and a number of changes are proposed to the site frontage, including to the existing highway boundary. The highway boundary presently forms an irregular pattern, forming a Trapezoid shape between the back of the carriageway and the PH frontage. This facilitates the historic arrangement of allowing an area outside of the PH to be formally part of the highway, and continues to be used for the bus alighting/boarding area. The application proposes

stopping up an area of land outside the pub which forms a part of the highway boundary. The application proposes to both retain as part of the public highway to form a continuous 2m strip of highway to facilitate safe through pedestrian movements and to allow bus access.

- 8.16 With respect to the road width of Bennington Road outside of the existing public house building), the Highway Authority are content that within the bus lay-by section, a 5.5m width carriageway can be provided, and would allow a scenario such as a bus to be waiting in the lay-by and a large vehicle or HGV to pass at the same time. The bus stop will need to be relocated, including a kerb upstand area to facilitate boarding/alighting of the bus.
- 8.17 The internal site layout provides a turning head arrangement within the site and would facilitate the turning by service/delivery vehicles for egress out of the site in forward gear.
- 8.18 In regards to parking provision, the proposal would result in a total provision of 20 parking spaces to serve the development (which consists of, 3 no. 2 bed dwellings, 3 no. 3 bed dwellings and 2 no 4 bed dwellings, as well as the PH). In policy terms the adopted standards would require a maximum of 17.25 spaces for the residential and 11 for the PH use excluding staff parking (the standard requires 1 space per 3m² of floorspace plus 3 spaces per 4 employees). The emerging standards increase this to 19.5 spaces respectively for the residential element, whereas the requirements for the PH use remain the same.
- 8.19 The site is located in Zone 4 where policy allows for 75% accessibility reduction. However, it is acknowledged, and is a main comment from third parties, that the surrounding roads to the site provides for very limited to no opportunity for on street, and that those roads are narrow and generally busy through routes (for vehicles and pedestrians) due to the proximity of the school.
- 8.20 Although the lowest parking demand is achieved when parking spaces are unallocated, this is of course this is not possible where spaces are within the curtilage of a property. A communal format of

unallocated spaces can also be unpopular with residents and cause issues where there is a shared commercial use.

- 8.21 In this instance a solution may be to have allocated spaces for the residential and public house use. This could be secured via Conditions requiring a parking management plan to be agreed and retained through a management company which would also secure other areas of communal maintenance responsibility at the site.
- 8.22 In summary, the development could provide for 2 spaces per dwelling (except unit 3 which will have 3 spaces due to the garage and private driveway), which is considered acceptable in accordance with the parking standards. However, this provision would provide only 3 spaces at the rear of the PH for any staff or visitors, which is considerably short of the parking standards. This reduced provision of Pub parking is a factor that weighs against the proposal and is a matter that could affect its long term viability. Officers have balanced this issue but consider that given that some parking provision can be secured, and due to its size and potential to attract customers mainly from the village that it would not be a reason to refuse planning permission.

Ecology

- 8.23 A preliminary Ecological Appraisal was submitted, which identified that further Bat Activity Surveys be undertaken. These additional Surveys identified 3 species of bats within the Barn and the PH. With regards to the PH, the roost features will be retained (such that no European Protected Species (EPS) Licence will be required). The works to convert the barn will require an EPS Licence. A detailed mitigation strategy has been submitted and Hertfordshire Ecology is satisfied with its content. Overall, the 3 Derogation Tests will be met and Officers are content that the development will secure a long term use viable use of the listed barn which is of overriding public interest to which there is no satisfactory alternative and given the comments from Herts Ecology are content that the favourable conservation status of the species will be maintained.

Drainage

- 8.24 The site lies within Flood Zone 1 and is therefore not at risk of fluvial flooding. The application has further been submitted with full details regarding foul and surface water drainage, which have been assessed as acceptable.

Heritage

- 8.25 In terms of the alterations and subdivision of the PH, this has been carefully considered and whilst the division does stray into part of the next cell, the exposed timber frame will allow for the original floorplan to be understood. The revised layout for the bar area is considered to be far more sympathetic to the remaining historic character of this much altered building. At first floor level, various partitions and doors are proposed to be removed, but these are all of little or no interest as the first floor has been heavily altered during the C20th.
- 8.26 The proposed alterations to the listed barn are a positive element in principle as they would secure a long-term sustainable use for the dilapidated building. The proposals provide sensitive fenestration and internally little interventions on the historic structure, whilst the large open living/dining area will allow for an appreciation of its historic rural agricultural character. Externally, the barn doors are to be retained and fixed open, with glazing within the former opening.
- 8.27 In heritage terms the overall development is considered of a high quality layout and the detailed design is such that it would enhance the character and appearance of the Conservation Area and the setting of the listed building on and adjoining the site.

9.0 Conclusion

- 9.1 The principle of residential development at the site is supported and whilst the reduction in the size of the PH is regrettable, the development would still retain a PH to support the vitality of the village. The proposed layout, scale and design of the development are considered in keeping with the character and appearance of the area. Although the frontages of the internal dwellings are dominated by hard standing, this would not be apparent from outside the site, and its impact could be reduced with high quality

hard materials and appropriate soft landscaping. The frontage of the site and the setting of the PH is improved, and would be enhance the street scene and the wider Conservation Area. The development would be sympathetic to the heritage assets on site.

- 9.2 Whilst some harmful weight is assigned in relation to the restricted parking provision for the pub, this is not considered to outweigh the benefit of the proposals.
- 9.3 The development would provide for acceptable impacts to neighbouring and future occupants. Impacts to ecology and flood risk and drainage are acceptable.
- 9.4 It is recommended that the proposals are granted permission subject to conditions.

Conditions

- a) That planning permission be GRANTED subject to the following conditions:
1. Three Year time limit (1T12)
 2. Approved Plans (2E10)
 3. Sample of materials (2E12)
 4. Level (2E05)
 5. Boundary walls and fences (2E09)
 6. Archaeology (2E02)
 7. Contaminated land survey and remediation (2E33)
 8. Removal of Part 1, Class A (2E20)
 9. Removal of Part 2, Class B (2E21)
 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, no development as specified in Schedule 2, Part 2 , Class F shall be undertaken without the prior consent, in writing, of the Local Planning Authority.

Reason: The specific circumstances of this site warrant the Local Planning Authority having control over any further development and in accordance with policy ENV9 of the East Herts Local Plan Second Review April 2007.

11. Prior to the commencement of development on the existing Public House, a scheme providing for the insulation of the proposed dwellings within the Public House conversion against the transmission of noise shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of those permitted dwellings.

Reason: In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with policies ENV1 and ENV25 of the East Herts Local Plan Second Review April 2007.

12. External loudspeaker (2E25)
13. Lighting details (2E27)
14. New doors and windows - unlisted buildings (2E34)
15. Provision and Retention of parking spaces (3V23)
16. Garage use (5U10)
17. Wheel washing (3V25)
18. Prior to the first occupation or use of the development hereby approved, a parking management plan shall be submitted to and approved in writing by the local planning authority, and thereafter the parking shall be retained in accordance with then plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate off street parking provision for the development, in the interests of highway safety, in accordance with policy TR7 of the East Herts Local Plan Second Review April 2007.

19. Prior to the commencement of the development hereby permitted, details of the arrangements to be implemented to ensure the management and maintenance of any non-adopted common areas

of the site, including the internal roads, parking areas and landscaped areas shall be submitted to and agreed in writing by the Local Planning Authority. Once agreed, those arrangements, which may constitute the formation of a Management Company, shall be implemented prior to the first occupation of any of the dwellings hereby permitted and thereafter remain implemented in perpetuity unless alternative arrangements are submitted to and agreed in writing by the Local Planning Authority.

Reason: To secure the long term maintenance of the common areas and internal roads and in the interest of residential and visual amenity.

20. Tree/hedge retention and protection (4P05)
21. Landscape design proposal (4P12) e) – l)
22. Landscape design implementation (4P13)
23. Prior to the first occupation of any of the dwellings hereby approved, the works to the listed building, its garden and parking allocation as hereby approved, or as subsequently approved, by the Local Planning Authority, shall be fully completed.

Reason: To ensure that the community use is retained and in the interests of the appearance and setting of the listed building, in accordance with Policy STC8, LRC10 and LRC11 and the National Planning Policy Framework.

24. The use of the commercial premises shall be restricted to the hours 10.30 – 22.30 Monday to Saturday and 12.00 – 22.30 on Sundays.

Reason: In the interests of the amenities of the occupants of nearby properties and in accordance with policies ENV1 and ENV24 of the East Herts Local Plan Second Review April 2007.

25. The development permitted by this planning permission shall be carried out in accordance with Foul and Surface Water Drainage Assessment report ref. ROS-HYDXXX-XX-RP-D-0001-P4 issued in January 2018 and the following mitigation measures as detailed

within the above mentioned report, unless otherwise agreed in writing by the Local Planning Authority.

- The scheme must provide either a combination of permeable paving and soakaways (infiltration option shown on drawing ROS-HY D-XX-XX-DR-D-2000-P3) or permeable paving with flow control restricting the final discharge rate to the public sewer at 1L/s (positive drainage option shown on drawing ROS-HYD-XX-XX-DR-D-2005-P2).
- Appropriate storage will be provided throughout one or the other option to ensure the system can cope the volume of water generated by the entire development site during all storms up to and including the 1 in 100 year storm event + 40% allowance for climate change.
- The drainage scheme will provide the appropriate treatment train prior to discharge to ensure water quality.

The mitigation measures shall be fully implemented prior to occupation and subsequently 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: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

26. No development shall take place until a full final detailed surface water drainage scheme based on the principle agreed for the site has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the viability of the scheme and confirm which option will be implemented. Preference should be given to shallow infiltration and if that is not achievable evidence to not follow the hierarchy of destinations for the discharge of surface water runoff must be provided. The scheme shall subsequently be implemented in accordance with the

approved details before the development is completed. The scheme shall as a minimum include:

- Engineering details of all the SuDS feature should be provided and in line with The SuDS Manual (CIRIA C-753) whatever the option implemented
- Confirmation of viable discharge mechanism:
- For the Infiltration option, that shall include the final designs of all the surface water features following results of more detailed soakage testing in accordance with BRE Digest 365 that must also include record of groundwater levels.
- For the Positive drainage option that shall include the formal permission to continue using the existing connection to the public surface water sewer from the water company that must include figures.

Upon completion of the development a final management and maintenance plan must be supported by a full set of as-built drawings, a post-construction location plan of the SuDS components cross-referenced with a maintenance diagram to secure the operation of the scheme throughout its lifetime.

Reason: To ensure the viability of the drainage scheme and its capacity to cope the surface water from the development without increase the flood risk elsewhere

Directives

1. Other legislation (010L)
2. Street name and numbering (19SN)
3. Highway Works (06FC)
4. Justification Grant (JG1)

b) That listed building consent be GRANTED subject to the following conditions:

1. LB three year time limit (1T14)
2. Timber Structure (8L01)
3. New windows (8L03)
4. New doors (8L04)
5. Making Good (8L10)
6. Repairs Schedule (8L11)

Directive

1. Justification LBC (LBJG1)

KEY DATA**Residential Development**

Residential density	units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		0
Number of new flat units	1	
	2	
	3	0
Number of new house units	1	0
	2	3
	3	3
	4+	2
Total		8

Affordable Housing

Number of units	Percentage
0	0%

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	
2	1.50	4.5
3	2.25	6.75
4+	3.00	6
Total required		17.25
Proposed provision		20 in total

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	
2	2.00	6
3	2.50	7.5
4+	3.00	6
Total required		19.5
Accessibility reduction		75-100%
Resulting requirement		14.6
Proposed provision		20 in total

Legal Agreement - financial obligations

This table sets out the financial obligations that could potentially be sought from the proposed development in accordance with the East Herts Planning Obligations SPD 2008; sets out what financial obligations have actually been recommended in this case, and explains the reasons for any deviation from the SPD standard.

Obligation	Amount sought by EH Planning obligations SPD	Amount recommended in this case	Reason for difference (if any)
Affordable Housing	N/A	N/A	
Parks and Public Gardens	N/A	N/A	
Outdoor Sports facilities	N/A	N/A	
Amenity Green Space	N/A	N/A	
Provision for children and	N/A	N/A	

young people			
Maintenance contribution - Parks and public gardens	N/A	N/A	
Maintenance contribution - Outdoor Sports facilities	N/A	N/A	
Maintenance contribution - Amenity Green Space	N/A	N/A	
Maintenance contribution - Provision for children and young people	N/A	N/A	
Community Centres and Village Halls	N/A	N/A	
Recycling	N/A	N/A	