

DEVELOPMENT MANAGEMENT COMMITTEE – 4 NOVEMBER 2020

Application Number	3/18/2798/FUL 3/18/2799/LBC
Proposal	Extension to basement (including the provision of light wells), erection of ground floor side extensions, first floor rear extension, mansard roof extensions together with associated elevational alterations. Change of use from offices to residential and conversion to provide 15 no self-contained flats
Location	Bluecoat House 9 Bluecoats Avenue Hertford
Parish	Hertford Town Council
Ward	Hertford Castle

Date of Registration of Application	27 Dec 2018
Target Determination Date	17 April 2019
Reason for Committee Report	Major Application
Case Officer	David Snell

RECOMMENDATIONS

a) 3/18/2798/FUL

That planning permission be **GRANTED**, subject to the conditions/reasons set out at the end of this report.

b) 3/18/2799/LBC

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 proposes the extension and conversion of the Grade II listed building into 15 self-contained flatted dwellings with

associated landscaping, drainage, infrastructure and car parking for eleven cars including one disabled space.

1.2 Both full planning permission and listed building consent are sought.

1.3 The proposal includes extensions to the listed building at roof level (second floor) to create a mansard roof across the width of the building, a small ground floor extension to the rear and a basement excavation beneath the parking and landscaped area to the east of the building.

1.4 For the full application, Members will need to consider the overall planning balance and whether the proposal will result in a sustainable form of development having regard to the following considerations:

- Principle of change of use;
- The quality of the layout and design;
- Housing mix, density and affordable housing provision;
- Heritage impact in the Conservation Area;
- Highways and parking;
- Flood risk and sustainable drainage;
- Impact on the natural environment;
- Infrastructure and planning obligations
- Overall sustainability

1.5 For the listed building consent Members will need to consider the impact of the proposed extensions and conversion works on the significance of the listed building.

2.0 Site Description

2.1 The site is located in the centre of Hertford. It is positioned on the north-west corner of the junction of the A119 (Ware Road) and Mill Road. The site comprises the former residence of the Head Teacher of Bluecoats School a Grade II listed building. The building is three storeys high with some additional floor area at basement level. It has been extended and altered in the past and was converted to office

use in the 1980's when its use as a school ceased. The building became vacant in 2013. And planning permission was granted in 2015 to change its use to a single family residence but this was not implemented.

- 2.2 The site includes a hard-surfaced forecourt area to the west which is accessed by vehicles from the southern entrance to the Bluecoats site. The site also includes a small amenity area to the east and two car parking spaces on its northern edge. These are accessed from the main Bluecoats access road from the north of Bluecoats Avenue. The eastern and southeast corner boundaries are enclosed by a close boarded fence.
- 2.3 To the north and west are the former dormitory blocks of the Bluecoats School, some of which are in office use and some of which are in residential use. To the east Tesco's supermarket lies on the far side of Mill Road. To the south of the site is a strip of grassed amenity land fronting the A119 (Ware Road) and the Bluecoats roundabout.
- 2.4 The site lies within the Hertford Town Conservation Area 2018.
- 2.5 A material consideration is the fact that were the building not listed as a heritage asset then a significant proportion of the proposed development namely the change of use to residential facilitating alterations would be permitted development, subject to Prior Approval procedure.

3.0 Planning History

3.1 The following planning history is of relevance to this proposal:

Application Number	Proposal	Decision	Date
3/15/0102/FP	Change of use from B1 (offices) to C3 (residential)	Approved	May 2015

4.0 Main Policy Issues

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF) and the adopted East Herts District Plan 2018 (DP).

Main Issue	NPPF	LP policy	DP policy
Principle, including housing growth	Section 5		INT1 DPS1 DPS2 DPS3
Design and layout	Section 12		DES1, DES2, DES3, DES4, DES5, CC1, CC2
Heritage impact	Section 16		HA1 HA3 HA4 HA7
Housing and affordable housing	Section 5		HOU1, HOU2, HOU3 HOU7
Highways and parking	Section 9		TRA1 TRA2 TRA3
Healthy and safe communities	Section 8		DES5 CFLR1 CFLR7
Flood risk management, including climate change, water	Section 14		WAT1 WAT2 WAT3 WAT4

efficiency and quality			WAT5 WAT6 CC1 CC2
Contamination and pollution			EQ1 EQ2 EQ3 EQ4
Infrastructure delivery and planning obligations	Section 2 Section 4		DEL1 DEL2
Overall sustainability	Section 2		Chapter 1 INT1

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 has no objections, subject to a conditions.
- 5.2 EHDC Environmental Health Advisor has no objection, subject to conditions.
- 5.3 HCC Historic Environment Unit has no objection, subject to conditions regarding historical building recording.
- 5.4 HCC Growth and Infrastructure Unit does not request planning obligations.
- 5.5 HCC Constabulary raises some regarding the lack of security details in Design and Access statement and the access to basement bike store.
- 5.6 EHDC Environmental Services has no objection.
- 5.7 Cadent Gas issue advice to the applicant regarding their plant.

- 5.8 Thames Water has no objection.
- 5.9 Environment Agency has no objection.
- 5.10 Lead Local Flood Agency consider that the submitted Flood Risk Assessment (FRA) is satisfactory and recommend conditions.
- 5.11 EHDC Conservation and Design advise that the amended scheme has addressed their initial objections regarding impact on listed building. No objections are raised, subject to conditions securing details of the proposed works. Overall, the proposals are well considered and appropriate subject to conditions.
- 5.12 The Georgian Group has no objection to the amended proposals.

(Note: EHDC = East Herts District Council; HCC = Hertfordshire County Council)

6.0 Hertford Town Council Representations

- 6.1 The Town Council state general concerns about the future of the property as follows:
- The building is a very important property within a former Christ Hospital site;
 - Subservient to the larger “houses” of Christ Hospital School, this 18th century property is older and its design was very avant-garde in a county town at the time of its construction (it would have been more appropriate at the time in certain areas of London). The second floor extension is the element in this application which the Council is most anxious about;
 - The side and rear of the property, although not as fine as the front do have good detailed brickwork and, in particular, windows at the rear are of high quality in the Conservation Area. The rear is visible from Fore Street and Mill Road;

- The committee objected to the demolition of the chimney stack and chimney breast because of their contribution to the aesthetics of the existing property.
- The dormer window is welcomed in contrast to application ref no 3/19/1207/HH.

7.0 Summary of Other Representations

7.1 Two responses have been received objecting to the proposals on the following grounds:

- Accuracy of site and block plans;
- Obstruction during construction of vehicle access for parking, refuse collection and fire access and egress to rear/side of No 8 Bluecoats Avenue (King Edward House);
- Noise and disturbance of construction during office hours (7am to 7pm)
- Basement and deep foundation works require a Party Wall Agreement;
- Wall line of Flat 3 restricts access to rear of No 8 Bluecoats;
- Level of parking provision in Bluecoats is already congested;
- The area by the gates gets congested with inappropriate parking and difficulty entering especially for large vehicles;
- Excessive number of flats for the property and surrounding area;
- Extensions to listed buildings are not always appropriate.

8.0 Consideration of Issues

Principle

8.1 The site is located within the town of Hertford wherein Policies DPS2 and DPS3 of the East Herts District Plan 2018 are the relevant policies that apply. Policy DPS2 sets out the strategy of the District Plan which is to deliver sustainable development by locating new developments using a hierarchy of sites. The application site falls within the first two types of site in the hierarchy; previously developed (brownfield) site and sites within the urban areas of Hertford. The District's housing supply reflects the hierarchy of sites and includes an allowance for

windfall sites (unallocated sites that fall within the hierarchy of sites in DPS2).

- 8.2 Given the location and the existence of buildings upon it, the principle of change of use of the land to residential is acceptable in accordance with Policies DPS2 and DPS3 of the District Plan. This is subject to the proposal being in accordance with the other policies of the District Plan.

Design, layout and heritage impact

- 8.3 The extensions proposed to the existing building comprise:

Residential floorspace	161m ²
Communal internal areas and basement storage	164m ²
Cycle storage and plant room	72m ²
Total	397m ²

- 8.4 Policy DES4 of the District Plan sets out the criteria for design requirements. The proposed development would represent a high density of development: approximately 173 dwellings per hectare. While this would accord with the NPPF in that it would make more effective use of the land, it would be denser than the surrounding area, including the Bluecoats dormitory buildings, some of which have been converted to flats at a density of approximately 80DwpH. However, the site is in a town centre location where higher densities are acceptable. The acceptability of high density depends upon whether the design meets the requirements of District Plan policy having regard to the characteristics of the site and its surroundings.
- 8.5 The building would be extended at basement, ground and second floor levels. As explored in more detail in Heritage Impact section of this report the extensions are considered to be acceptable in terms of their impact upon the historic fabric and the appearance and character of the listed building and its setting in the Conservation Area.

- 8.6 The proposed layouts would provide two flats at basement level, five at ground floor, five at first floor and three at second floor. All the flats meet the minimum nationally prescribed floorspace standards.
- 8.7 The proposed site layout has been revised to provide landscaping around the forecourt parking area, to excavate a basement storage area and provide an at-level bin store. The replacement trees on the west of the site and landscaping in front of the building would provide a soft gateway to the development, reduce the prominence of car parking and provide an appropriate setting for the building.
- 8.8 In terms of amenity space, one flat at ground floor (Flat No 7) would have access to a private open area on the east of the site, enclosed by boundary fence to Mill Street and the southern boundary wall. The basement light-wells could potentially provide a small amount of amenity area for the basement flats. The other flats would not have private amenity space at ground level or as balconies.
- 8.9 The Conservation and Urban Design Team note that the proposals have been substantially revised, and have addressed original concerns. The streetscape at the entrance to the site has been improved and the prominence of parking reduced.
- 8.10 The application building is Grade II listed. The site is within Hertford Conservation Area and part of the wider Bluecoats school site which has a distinctive layout and character.
- 8.11 Section 16 of the Listed Buildings and Conservation Areas Act states that the local planning authority shall have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". The specific historic environment policies within the NPPF are contained within paragraphs 184-202. There is a statutory duty under Section 72 (1) of the Planning (listed Building and Conservation Area) Act 1990 to ensure that development proposals preserve or enhance the character or appearance of the Conservation Area. Accordingly, development should comply with Policies HA4 and HA7 of the District Plan.

- 8.12 Paragraph 193 of the NPPF advises that great weight should be given to the conservation of a heritage asset (and the more important the asset, the greater the weight should be). Paragraph 194 requires any harm to, or loss of, significance to a designated heritage asset (from its alteration or destruction, or from development within its setting), to be clearly and convincingly justified. Paragraph 196 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'.
- 8.13 The Conservation and Urban Design Team considered that the originally submitted scheme required significant revision. Amended proposals were submitted and it is considered that the amended proposal are far more thoughtful. The current proposals retain the vaulted cellar, nibs are retained and the window at the foot of the stairs is reinstated. The proposed basement extensions leave an element of separation from the historic basement around the light-wells resulting in a clear distinction between what is old and new.
- 8.14 Various elements of internal joinery will be impacted by the proposals and missing details will need to be replaced to match. A condition is recommended to secure these reinstatement works. Two new door hoods are proposed one on the north and one on the south elevations. A condition is recommended to ensure that the design details are acceptable.
- 8.15 The internal division of spaces will impact to some degree on the ability to understand the historic floorplan. However, the areas are of low significance and have already been altered. This less than substantial harm is considered to be outweighed by the benefits of securing a long-term sustainable use for the building.
- 8.16 The proposed mansard roof follows a precedent set by the existing early 20th Century mansard roof extension on the east elevation. The existing roof scape is rather muddled, having evolved over time, and is not a defining characteristic of the building. The extension of the mansard roof would result in a more balanced massing, when viewed

from east and south and this is seen as a minor enhancement to the character. The replacement of the communal entrance on the south elevation does not involve the loss of historic fabric and the new design would enhance the listed building.

- 8.17 The layout and landscaping of the site area are also considered appropriate to enhance the immediate setting of the listed building compared to the existing arrangements. The southern site boundary wall and entrance piers and gates would be retained. The boundary fence on the corner and eastern site boundary would be replaced with a 2.25m high wall to match the historic boundary wall on the Ware Road frontage.
- 8.18 The layout and design of the proposed building extensions, conversion and landscaping, subject to the use of suitable materials, are appropriate to the setting in the Conservation Area.
- 8.19 The application site is also within an Area of Archaeological Significance (No 62). This covers the historic core of Hertford Town. Given the historic significance of the location there is potential for as yet undiscovered heritage assets being encountered during excavation works both above ground (in the building fabric) and below ground (as a result of excavations to extend the basement and provide underground storage).
- 8.20 A condition is recommended, further to Policy HA3, that intrusive work be monitored by a qualified person as appropriate and an archaeological building recording of the building is undertaken (Level 3).
- 8.21 The proposal has been revised in response to comments from the Environmental Services Department that underground bins would not be serviceable. The revised scheme shows a bin store at ground level with path access approximately 13m from the access road to the east of the site. The bin store is sufficient in size for the required number of waste and recycling bins. Details of materials and floor plan can be secured by condition.

- 8.22 Overall and subject to conditions the proposals are considered acceptable in accordance with Policies HA3, HA4 and HA7 of the East Herts District Plan 2018 and the NPPF.
- 8.23 Securing the future use of the heritage asset, its refurbishment and the enhancement of its setting carries significant positive weight.

Relationship with neighbouring uses

- 8.24 The building to the north at No 8 Bluecoats is the building most likely to be impacted. This building is in use as an office and as such is a less sensitive use. It has several large windows on the south elevation on ground, first and second floors. These are positioned between 7m and 13m from the north elevation of the application building, which contains windows to bedrooms and living rooms. However, the offices are not occupied at night or at weekends. The distances are sufficient to allow light to enter the rooms but these windows may need screening to ensure privacy of the internal spaces. It is considered that the separation distances and intervening existing and proposed planting are such that an acceptable relationship is achieved.

Housing mix and affordable housing

- 8.25 The proposed development proposes 15 residential units in the following mix: 8 x 2 bed flats and 7 x 1 bed flats.
- 8.26 The housing mix is not in conformity with the Strategic Housing Mix Assessment (SHMA). However, the SHMA is a strategic target to be achieved across the District and it would not be expected that a relatively small development arising from a change of use of an existing building would be in conformity. The housing mix is considered to be acceptable in this town centre location.
- 8.27 Having regard to the requirement of 40% affordable housing provision no affordable housing units are proposed. The applicants have submitted a Viability Assessment, which concludes that the

development would not be viable if affordable housing provisions were made.

- 8.28 The applicant Viability Assessment has been subject to a Viability Review.
- 8.29 Members will appreciate that this is a listed building and the associated costs of the change of use, renovation and extension are therefore higher than those that would normally be expected. The Viability Review has taken some time to work through.
- 8.30 The review has concluded that the development has marginal viability. However, the applicants have submitted additional information which demonstrates that this is not the true position. The applicants have engaged a structural engineer and a trial trenches have been dug to assess the foundations of the building. These initial investigations have revealed extremely shallow stepped brick footings and, in at least one location, the existing brick wall has no foundations whatsoever.
- 8.31 The building is therefore likely to require quite extensive structural engineering works to its supporting foundations. The extent of these works have not assessed in detail, designed or costed and they have therefore not been taken into account in the Viability Assessment.
- 8.32 Members are advised that Officers do not consider that it would be reasonable to require the design and costing the predicted necessary engineering works in advance of certainty about planning permission and listed building consent being granted.
- 8.33 Having regard to the information currently available Officers do not dispute the assumption that predicted engineering works will be required. Officers concur with the applicant's view that given the initial outcome of viability testing of the scheme it is highly likely that the outcome of the final costing of the scheme taking into consideration these engineering would provide for an outcome that the provision of affordable housing is not viable.

- 8.34 It should also be noted that if the building were not listed and extensions were not proposed then the conversion of the building itself to residential use would be permitted development and such a conversion would not in these circumstances attract an affordable housing contribution.
- 8.35 In the circumstances Officers are satisfied that the provision of affordable housing is not viable in respect of this development.

Highways and parking

- 8.36 The Highway Authority considers that that the proposal would have a neutral impact on the highway network. The likely level of traffic generation is expected to be similar to the previous use as offices and this is considered acceptable in this location. The access arrangements and internal road layout are also considered to be satisfactory. Given the proximity of neighbouring uses and the location near a prominent junction, a condition requiring a Construction Traffic Management Plan (CMP) is recommended.
- 8.37 Eleven car parking spaces are proposed; eight in a forecourt arrangement on the western side of the building, one disabled space directly accessed from the southern site entrance, and two spaces on the north eastern part of the site accessed from the car parking court for No 8 Bluecoats Avenue. The adopted updated car parking standards between thirteen and twenty spaces in this accessible (Zone 3) adjoining the town centre. However, the site is highly sustainable in that the location is close to the services and amenities of the town centre, East Hertford railway station and the town centre bus station. The shortfall of parking provisions is therefore considered to be acceptable.
- 8.38 The parking layout could make provision for electric vehicle charging points further to Policy DES4 of the District Plan and a condition is recommended in that regard.
- 8.39 Each unit is to be provided with cycle parking provision in a designated basement store accessed from the western side of the

site by a stair with a bike channel. Details of the bike channel and the internal arrangements for the bicycle are the subject of a recommended condition.

- 8.40 Overall, the highway impact of the development is regarded as neutral.

Flood Risk

- 8.41 The site is located in Flood Zone 1 and there is no risk from fluvial flooding.
- 8.42 The submitted drainage strategy is based on discharge to surface water sewers. The strategy includes accommodating the critical 1 in 100 year + 40% climate change event. The Lead Local Flood Authority (LLFA) are satisfied that a satisfactory sustainable drainage scheme can be achieved subject to detailed design. The LLFA recommend that this is secured through condition.
- 8.43 Subject to conditions the flood risk impact of the development is neutral.

Air Quality and Noise

- 8.44 The application site is 90m from the edge of the existing Hertford Air Quality Management Area (AQMA), and introduces new residential properties close to this identified area of poor air quality. Policy EQ4 of the District Plan, requires the development to incorporate best practice in the design, construction and operation. The applicants have submitted an Air Quality Mitigation scheme. Environmental Health have recommended a condition to secure mitigation.
- 8.45 The application site is close to a significant traffic junction on the A119 (Ware Road) close to Bluecoats roundabout. Policy EQ2 requires noise sensitive uses (such as residential) to be located away from noise generating sources. Road traffic noise is likely to be the dominant noise source and a suitable mitigation scheme needs to be devised and implemented. A noise assessment (Bluecoats House

Noise Assessment, by WYG, Ref A114451, dated August 2019) was submitted in support of the application and Environmental Health recommend a condition to secure the mitigation provisions identified in the report.

- 8.46 Subject to conditions the pollution impact of the development is neutral.

Sustainable design

- 8.47 Members will appreciate that this is a listed building and that this constraint limits what can be achieved in response to climate change mitigation and water saving in response to Policies CC1, CC2, CC3, WAT3 and WAT4 of the District Plan.
- 8.48 Secondary double glazing is proposed providing a U Value of $1.3\text{w/m}^2\text{K}$ to control overheating in summer and heat loss in winter. This exceeds the Building Regulations requirement of $1.6\text{w/m}^2\text{K}$.
- 8.49 The insulation of the building envelope is to be enhanced internally providing a U value for the walls and roof of $0.16\text{w/m}^2\text{K}$ which exceeds the Building Regulations requirement of 0.3 and $0.1816\text{w/m}^2\text{K}$ respectively.
- 8.50 Low energy LED lighting is proposed throughout the development with lighting in communal areas controlled by presence detection.
- 8.51 Ground source heat pump heating is proposed for heating and hot water.
- 8.52 Water saving devices are to be installed which achieve a consumption rate of 108.7 litres per person per day which is below the WAT4 target.
- 8.53 A green roof is proposed over the proposed basement.
- 8.54 Given the heritage constraint it is considered that the development responds adequately to climate change mitigation.

Infrastructure and planning obligations

- 8.55 HCC have not requested any financial obligations.
- 8.56 A requirement for other financial planning obligations is not recommended. Given the viability position of the proposal and the fact that if the building were not listed, a significant proportion of the scheme that is, the change of use and alteration of the existing building would fall within permitted development, subject to the prior approval process without a requirement for planning obligations further financial obligations would not be reasonable having regard to the tests and CIL Regulations.

9.0 Planning Balance and Conclusion

- 9.1 The proposal will provide for a conversion of a listed office building into 15 residential units.
- 9.2 As brownfield land within an existing urban area, the site is regarded as a sustainable location for residential development on the scale proposed. The absence of affordable housing is contrary to Policy HOU3 would normally weigh against the proposal. However, Officers are satisfied that provision is not viable and therefore provision of 15 new residential units carries positive weight.
- 9.3 Whilst accepting that the density of development is high overall, the design of the proposed development is considered to be of good quality and this carries positive weight.
- 9.4 The Highway Authority considers that the proposed access and internal highway arrangements are satisfactory. The highway impact of the development is regarded as neutral. It is acknowledged that the car parking provision falls slightly below the adopted updated standard and this carries negative weight however the development has good access to public transport and services and the negative weight is therefore limited.

- 9.5 The proposal would bring the vacant Grade II listed building back into use, secures its future and serves to preserve and enhance the setting of the building and the character of the conservation area. This aspect of the development should be attributed significant positive weight.
- 9.6 It has been satisfactorily demonstrated that a sustainable drainage scheme can be provided. Subject to conditions the flood risk impact of the development is regarded as neutral.
- 9.7 Noise and air quality for future occupants can be resolved subject to conditions and the impacts are therefore regarded as neutral.
- 9.8 The development responds to climate change within the limits of heritage constraints.
- 9.9 Overall, given the significant positive weight that must be afforded to the re-use of a heritage asset of some significance and the provision of 15 flats residential units the planning balance weighs in favour of the development.

RECOMMENDATION

- a) 3/18/2798/FUL

That planning permission be **GRANTED**, subject to the following conditions:

1. 3 year time limit
2. Approved plans
3. No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the planning authority and approved in writing. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report of all

the required archaeological works, and if appropriate, a commitment to publication has been made.

Reason: To ensure any archaeological significance is recorded further to Policy HA3 of the East Herts District Plan 2018.

4. Construction of the development hereby approved shall not commence until a Construction Traffic Management Plan (CMP) has been submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
 - a) Construction vehicle numbers, type, routing;
 - b) Traffic management requirements;
 - c) Construction and storage compounds (including areas designated for car parking);
 - d) Siting and details of wheel washing facilities;
 - e) Cleaning of site entrances, site tracks and the adjacent public highway;
 - f) Timing of construction activities to avoid school pick up/drop off times;
 - g) Provision of sufficient on-site parking prior to commencement of construction activities;
 - h) Post construction restoration/reinstatement of the working areas.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way.

5. No development other than site clearance and preparation shall take place until the final design of the drainage scheme is completed and submitted and approved in writing by the Local Planning Authority. The scheme shall be based on the submitted Flood Risk Assessment and Drainage Strategy (dated 09/Oct/2019, prepared by Waterco, File Reference: w10928-191009-FRA and Drainage Strategy, Revision: Fourth Issue) and the Concept Drainage Plan (Initial Issue, Drawing

NO DR-111, dated 19.Dec.2019 Rev- produced by Kirk and Randall).
The scheme shall also include:

1. Detailed engineering drawings of the proposed SuDS features including their, location, size, volume depth and any inlet and outlet features including any connecting pipe runs;
2. Full detailed calculations/modelling to ensure that the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event;
3. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as lined permeable paving;
4. Provision of half down drain times within 24 hours;
5. Silt traps for protection of any residual tanked elements;
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved scheme shall be fully implemented and thereafter maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may 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 further to Policy WAT1 of the East Herts District Plan.

6. The development permitted by this planning permission shall be carried out in accordance with the Bluecoats Avenue, Hertford, Flood Risk Assessment and Drainage Strategy (dated 09/Oct/2019, prepared by Waterco, File Reference: w10928-191009-FRA and Drainage Strategy, Revision: Fourth Issue) and the Concept Drainage Plan (Initial Issue, Drawing NO DR-111, dated 19.Dec.2019 Rev- produced by Kirk and Randall) and the following mitigation measures:

1. Limiting the surface water run-off to a maximum of 3.5l/s for all rainfall events up to and including the 1 in 100 year + climate change event with discharge into the existing private sewer.
2. Provide attenuation (46.5cubicm of storage or such volume agreed by the LPA) to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event;
3. Implement the drainage strategy utilising lined permeable paving, geocellular attenuation and a flow control restriction.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site further to Policy WAT1 of the East Herts District Plan.

7. On completion of each phase of the drainage works for the site in accordance with the timing/phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Provision of a complete set of as built drawings for site drainage;
 2. Maintenance and operational activities;
 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site further to Policy WAT1 of the East Herts District Plan.

8. Prior to the commencement of the extensions/completion of the foundations, samples of external materials of construction shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interest of the appearance of the development and in accordance with Policies ENV4 and DES4 of the East Herts District Plan.

9. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 0730hrs on Monday to Saturday, nor after 1830hrs on weekdays and 1300hrs on Saturdays, nor at any time on Sundays or bank holidays.

Reason: To safeguard the amenity of residents of nearby properties, in accordance with policies EQ2 of the East Herts District Plan.

10. Prior to the completion of below ground works details of the design of the dwellings and to demonstrate how the design, services, fittings and operation of the development minimises water demand shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: To adapt to climate change, reduce carbon emissions and efficiently use water resources in accordance with Policy WAT4 of the East Herts District Plan 2018.

11. Prior to the above ground construction of the development hereby approved, details of a scheme to make provision for electric vehicle charging points for four vehicles within the area allocated for residents' parking on the application site shall be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained thereafter.

Reason: To ensure provision for sustainable modes of transport further to Policy TRA1 of the East Herts District Plan 2018.

12. Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals

retained landscape features, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

13. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

14. Prior to the first occupation of the development hereby approved the construction and surfacing of the road(s), car parking areas, bicycle store and footpaths shall be completed in accordance with the approved plans. They shall be retained in that condition thereafter.

Reason: To ensure that adequate vehicular and pedestrian access and parking is provided to serve the development in accordance with Policies TR2 and TRA3 of the East Herts District Plan 2018.

15. Prior to the first occupation of the development hereby approved details of any communal television reception facilities proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To prevent the proliferation of telecommunication facilities in the interests amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.

16. Prior to the first occupation of the development hereby approved details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of protecting against light pollution in accordance with Policy EQ3 of the East Herts District Plan 2018.

17. Prior to the first occupation of the development hereby approved details of the cycle parking facilities proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To promote the use of sustainable transport modes, in accordance with Policy TRA1 of the East Herts District Plan 2018.

18. Prior to first occupation of the development hereby approved, details of the facilities for the storage and removal of refuse from the site shall be provided, in accordance with details having been submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policy DES4 of the East Herts District Plan 2018.

19. No occupation of the development shall take place until a scheme for protecting the nearby Hertford Air Quality Management Area and enhancing the air quality of future occupiers of the proposed development has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the

approved details and it shall be retained in accordance with those details thereafter.

Reason: In order to protect the Hertford AQMA and to promote sustainable air quality levels for residents of the new dwellings in accordance with policy EQ4 of the adopted East Herts District Plan 2018.

20. The scheme for protecting the proposed dwellings from noise from road traffic shall follow the recommendations identified in the "Bluecoats House Noise Assessment" Report Reference A114451, dated August 2019 by WYG. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details and it shall be retained in accordance with those details thereafter.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ2 of the East Herts District Plan 2018.

21. Prior to first occupation of the development full details providing for the future management and maintenance of the public realm, including any communal amenity space and landscaped areas and the areas occupied by above ground SuDS features shall be submitted to and approved in writing by the Local Planning Authority. The public realm shall thereafter be maintained in accordance with the approved detail.

Reason: To ensure satisfactory maintenance of the public realm in the interests of amenity.

22. The development hereby approved shall be constructed in accordance with the climate change mitigation and water saving measures detailed in the submitted Sustainability and Water Use Statements.

Reason: To ensure appropriate climate change mitigation and water saving in accordance with Policies CC1, CC2, CC3, WAT3 and WAT4 of the East Herts District Plan 2018.

Informatives

1. Other legislation (OL01)
2. Street naming and numbering (19SN)
3. The applicant is advised that any unsuspected contamination that becomes evident during the development of the site should be brought to the attention of the Local Planning Authority and appropriate mitigation measures agreed.
4. Highways works (05FC02)

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 (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the East Herts District Plan, 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 permission should be granted.

b) 3/18/2799/LBC

Listed building consent be granted subject to the following conditions:

1. Listed Building Time limit
2. Approved plans
3. Prior to any above ground construction works being commenced, the external materials of construction for the development hereby

permitted shall submitted to and approved in writing by the Local Planning Authority, and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policies HA4, HA7 and DES4 of the East Herts District Plan 2018.

4. Prior to first occupation or use of the development hereby approved the hard surfaced areas of the development, including roads, pavements, driveways and car parking areas shall be surfaced in accordance with details submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure safety and satisfactory appearance in accordance with Policies HA4, HA7, DES4 and TRA2 of the East Herts District Plan 2018.

5. Prior to the installation of any extraction equipment details of all external extractor vents, condenser units, heater flues and meter boxes shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented and maintained in accordance with the approved details.

Reason: In the interests of amenity and good design in accordance with Policies DES4, EQ2 and EQ4 of the East Herts District Plan 2018.

6. The new boundary wall to Mill Road shall match the existing wall on Ware Road in materials and brick bond and be completed prior to the first occupation of the development hereby permitted. The wall shall be retained in that condition thereafter.

Reason: In the interest of the character and appearance of the setting of the listed building further to Policies HA7 and DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework.

7. Prior to any building works being first commenced, detailed drawings of the new and/or replacement window(s) including a section of the glazing bars and frame moulding (if applicable), which it is proposed to install, clearly showing the position of the window frame in relation to the face of the wall, depth of reveal, arch and sill detail shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.8.

8. Prior to any building works being first commenced, detailed drawings including sections, showing the new and/or replacement door(s) which it is proposed to install, together with a detailed description or specification, shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

9. Prior to any building works being first commenced, detailed drawings showing the new brickwork and a precise specification and description of the brick - or a sample of 4 bricks to provide a representative range of the colour and texture of the brick - together with a specification of the mortar mix, pointing profile and finish, jointing width and the bond of the brickwork, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details. Where required, a sample panel of the brickwork using the bond, mortar and jointing/pointing proposed, shall be provided and retained during building works as a reference for the new brickwork.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

10. All new or replacement rain water goods shall be in black painted cast iron.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

11. Following completion of the building operations for which consent is hereby granted, all 'making good' of the existing building shall be carried out in materials which closely match those used in the existing building to the satisfaction of the Local Planning Authority.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

12. Prior to the commencement of any works, a detailed itemised schedule of repairs and timetable for the repairs to be undertaken shall be submitted to, and approved in writing by the Local Planning Authority and thereafter the works should be undertaken in accordance with the approved schedule and timetable.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

13. Prior to any building works being first commenced, detailed drawings showing the new and/or replacement joinery work, together with specific dimensions and details of the timber and the method of jointing or connecting the timber which it is proposed to install, shall be submitted to and approved in writing by the Local Planning Authority. The details of the timber shall be agreed in writing by the Local Planning Authority. Thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

14. Prior to any building works being first commenced, detailed drawings showing the new door-hoods, together with specific dimensions and details of the timber and the method of jointing or connecting the timber which it is proposed to install, shall be submitted to and approved in writing by the Local Planning Authority. The details of the timber shall be agreed in writing by the Local Planning Authority. Thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policy HA7 of the East Herts District Plan 2018.

Key data

Residential density	25 units/Ha	
	Bed spaces	Number of units
Number of existing units demolished		
Number of new flat units	1	7
	2	8
	3	
Total		15

Affordable Housing

Number of units	Percentage
0	0%

Residential Vehicle Parking Provision

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

Parking Zone	3	
Residential unit size (bed spaces)	Spaces per unit	Spaces required
1	1.5 x 7	10.5
2	2 x 8	16
3		
4+		
Total required		26.5
Accessibility reduction		50 – 25%
Resulting requirement		13.25 – 19.8
Proposed provision		11