

**THREE RIVERS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 70
PERMISSION TO DEVELOP LAND**

To : Mr Robert Clarke
R Clarke Planning Consultants Ltd On behalf of
Kewferry Farm
Rickmansworth Road
Northwood
Middx
HA6 2RF

Mr Mark Gilpin

Site : **Rickmansworth School Scots Hill Croxley Green**

Proposed Development : **Reserved Matters 06/2054/OUT: Erection of 7, 4-bedroom dwellings and 8, 3-bedroom detached dwellings with associated access, parking and landscaping to include: Submission of appearance, landscaping, layout scale and refuse storage and disposal facilities.**

Ref No : 09/0081/FUL

Date Received Valid: 23 January 2009

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed by you in your application as set out above and shown on plan numbers: 4307:92, 4307:91, 4307:90, PA 1040-100-02A, PA 1040-100-03A, PA 1040-100-04A, PA 1040-100-05, PA 1040-100-06A, PA 1040-100-07, PA 1040-100-08, PA 1040-100-09A, PA 1040-100-10A, PA 1040-100-11, PA 1040-100-12, PA 1040-100-13, PA 1040-100-14, PA 1040-100-15A, PA 1040-100-16A, PA 1040-100-17A, PA 1040-100-18A, PA 1040-100-19A, PA 1040-100-20A, PA 1040-100-21, HOW 16873-12, RICK0601, HOW16873-03B TREE PROTECTION, TRDC 001, PA 1040-200-01 A, PA 1040-200-51, COMPARATIVE SITE, COMPARATIVE ELEVATION,

accompanying the application.

Consent is subject to the following conditions :-

- 1 Those windows shown on the approved drawings as having obscure glass shall be glazed with purpose made obscure glass and shall be permanently maintained as such.

Reason: To safeguard the amenities of the neighbouring residential properties and future occupiers of the development and meet the requirements of Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

- 2 Immediately following the implementation of this permission, notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment No 2) Order 2008 (or any other order revoking and re-enacting that order with or without modification), no additional windows or similar openings shall be constructed in the elevations or roof slopes of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011

- 3 Immediately following the implementation of this permission, notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment No 2) Order

2008 (or any other order revoking and re-enacting that order with or without modification) the following Classes of Schedule 2 of the Order as amended are withdrawn:

Part 1

Class B - enlargement consisting of an addition to the roof

Class C - alteration to the roof

No development of any of the above classes shall be constructed or placed on any part of the land the subject of this permission.

Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties in accordance with Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996 – 2011.

- 4 No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. Any topping or lopping approved shall be carried out in accordance with BS 3998 (Recommendations for Tree Works) 1989. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1 November to 31 March) following their loss or removal.

Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and to meet the requirements of Policies N15 and N16 of the Three Rivers Local Plan 1996 – 2011.

- 5 No development or other operation shall commence on site until a CONSTRUCTION MANAGEMENT PLAN has been submitted to and approved in writing by the Local Planning Authority. This management plan shall include details of timetables of works, areas for parking and storage and delivery of materials associated with the construction of the development, parking of vehicles for contractors and employees associated with the construction of the development, removal of material from the site, importation and storage of building materials on the site, details of construction vehicle movements and construction access arrangements, details and depths of underground service routes, methods of excavation and construction methods, and the method of washing of vehicle wheels exiting the site. The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development shall only be implemented in accordance with the approved management plan.

Reason: To protect the visual amenities of the area, trees and to meet the requirements of Policies GEN3, N15, N16, D6 and Appendix 2 of the Three Rivers Local Plan 1996 - 2011.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity and in accordance with Policy D6 of the Three Rivers Local Plan 1996-2011.

- 7 No development shall commence on site until details for the retention and maintenance of the boundary wall on the eastern side of the site (separating the application site from Cottage Close) have been submitted to and agreed in writing by the Local Planning Authority. Any works to retain and maintain the boundary wall shall be carried out in accordance with the approved details. The boundary wall shall thereafter be permanently maintained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the visual amenities of neighbouring properties and the locality and meet the requirements of Policy GEN 3 of the Three Rivers Local Plan 1996 -2011.

INFORMATIVES :-

- 1 Subject to the imposition of conditions attached to this Reserved Matters Application, the proposed dwelling(s) would not have a significant adverse effect on the residential amenities of any neighbouring properties, or otherwise result in demonstrable harm, to such an extent to justify the refusal of planning permission. It would meet the objectives of the Three Rivers Local Plan 1996 – 2011 in respect of proposal site 29, and would comply with the requirements of Condition 1 of the Outline Planning Permission Reference 06/2054/OUT dated 14 February 2007 and Policies GEN3, D6, N15 and N16 and Appendix 2 of the Three Rivers Local Plan 1996- 2011 (adopted 2001).
- 2 The applicant is encouraged to incorporate energy saving and water harvesting measures when implementing this permission. Information is available from the Council's Building Control Section, who may be contacted on 01923 727138, and on the website www.threeriversbuildingcontrol.co.uk. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Control Section prior to the commencement of work.
- 3 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before any development commences.
- 4 The applicant is reminded of the need to meet the requirements of the conditions attached to the outline planning permission 06/2054/OUT.

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations and Environmental Protection) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work.

Dated: 1 April 2009

Signed

Geof Muggelidge, Development Manager

For Director of Community and Environmental Services.

On behalf of Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL