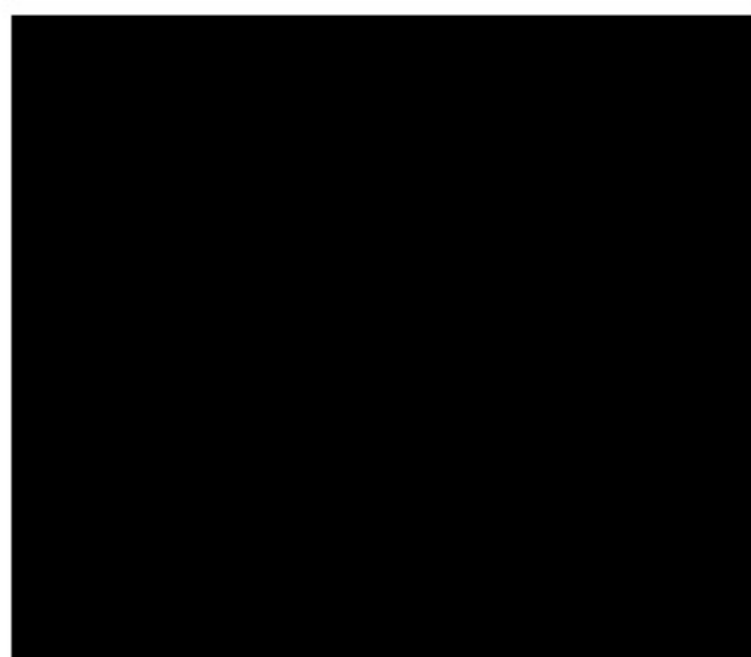

TOWN AND COUNTRY PLANNING ACT, 1990

Reference No: 07/17/0350/F



Description of Development: Conversion of existing barn to residential (one bedroom) dwelling and extension of barn to form a cattery

Location of Development: Woodland Stables Cock Lane Hoddesdon Hertfordshire EN11 8LS

In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council **HEREBY PERMITS** the development proposed by you in your application dated, 06/03/2017 and received with sufficient particulars on 07/04/2017.

The Council's resolution to come to this decision was based on an assessment of compliance with relevant policies in the development plan, taking into account all material considerations, and shown on the plan(s) accompanying such application, **SUBJECT TO THE FOLLOWING CONDITIONS:-**

- 1 The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.
Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 The proposed development shall be finished with natural render walls, antique red (Santoft) roof tiles, matching those identified on drawing numbers 1702-2/3 Rev. A and 1706-3/6 Rev. A
Reason - To secure a satisfactory external appearance, in accordance with Policies HD13 and H8 of the Borough of Broxbourne Local Plan Second Review and the Borough-Wide Supplementary Planning Guidance.
- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order), no development of the types described in Part 1, Class A, B, C, D and E of Schedule 2, other than that hereby permitted, shall be undertaken.
Reason - A more intensive use of the site would be likely to adversely affect the appearance and character of the area and would likely harm the openness of the Green Belt in accordance with Policies GB2, HD13 and H8 of the Borough of Broxbourne Local Plan Second Review, the NPPF and the Borough-Wide Supplementary Planning Guidance.

4 The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawing numbers 1702-2/1 Rev. A, 1702-2/3 Rev. A and 1706-3/6 Rev. A, submitted therewith.
Reason - To ensure the development is carried out as permitted.

5 Prior to the commencement of the development, hereby approved, a scheme to address the risks associated with the contamination of the site shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include:

- A) A Phase 1 Desk Study
- B) A Phase 2 - Site Investigation
- C) A Remediation Strategy
- D) A Verification/Validation Report

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This condition is in accordance with Policy H6 of the Local Plan Second Review 2001-2011, the NPPF, the council's adopted supplementary planning guidance. This information is required prior to commencement as the development, due to possible contamination risks, may have a harmful or adverse impact to human habitation.

6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. Once such risks are identified, an investigation and risk assessment must be submitted to the Local Planning Authority for approval in writing. The assessment must be undertaken in accordance with the approved details. Where remediation is necessary, a remediation scheme must be submitted to the Local Planning Authority for approval in writing. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to the Local Planning Authority for approval in writing. The development, and the approved remediation scheme and verification report, shall be implemented in accordance with the approved details.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy H6 of the Local Plan Second Review 2001-2011, the NPPF and the council's adopted supplementary planning guidance.

7 In the event that soil is imported from an outside site, details shall be submitted to the Local Planning Authority for approval in writing. The details should state that any imported topsoil, is certified as suitable for domestic use, prior to the first site usage.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accordance with Policy H6 of the Local Plan Second Review 2001-2011, the NPPF and the council's adopted supplementary planning guidance.

8 Upon occupation of the approved residential unit, the existing caravan, as shown on drawing number 1702-2/1 Rev. A, shall be removed from the site.

Reason - The use of the residential, coupled with the approved development, would harm the openness of the Green Belt and the rural character of the area. The condition would therefore be in accordance with Policies GBC2, H6, H8, HD13, HD14 and HD16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and the NPPF.

The Local Planning Authority has been positive and proactive in considering this planning application. The development maintains/improves the economic, social and environmental conditions of the Borough.

INFORMATIVES:

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

2. The Applicant's attention should be drawn to the permitted times for noisy construction, demolition and alteration works that are audible at or beyond the site boundary, which should only be carried out between the hours of:

8:00 am and 6:00 pm Mondays to Fridays
8:00 am and 1:00 pm Saturdays
and at no time on Sundays and Public Holidays

Exceptions to the above times will be allowed in emergencies.



Signed:.....
Head of Planning and Development
DC1001MW

Dated: 20 April 2018

NOTE

This DOES NOT constitute Building Regulation Approval. If you are unsure whether you should submit a Building Regulation application prior to starting work please contact Building Control on 01992 785566.

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State via the Planning Inspectorate under Section 78 of the Town and Country Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council of the District or London Borough in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.