



DEVASSESS™
PREMIUM
COMMERCIAL

RISK

The risk of development being undertaken within 75m from the boundaries can be considered:

Property:

Sample, Rickmansworth, WD3 1QB

Date of Report:

13/05/2025

Order Number:

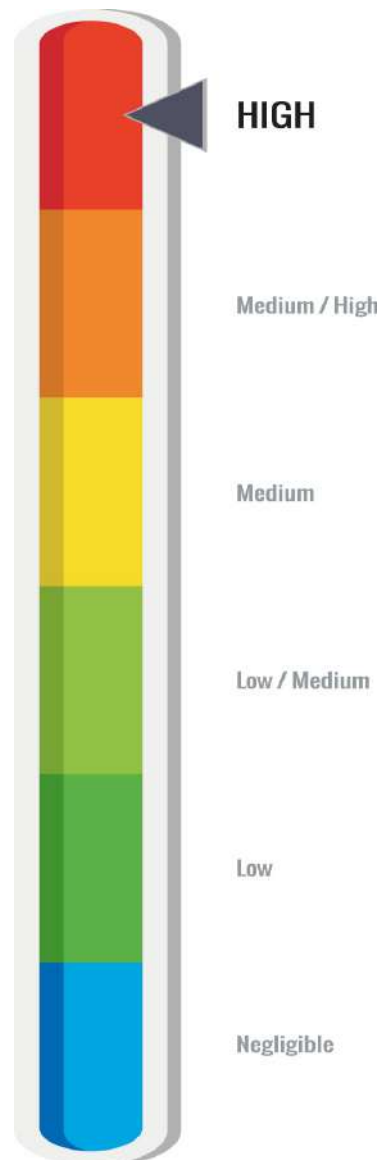
DAC DA 06 sample_10_25

Your Reference:

sample_10_25

Our Reference:

DACC7692



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Valuation risk

NO

KEY FINDINGS

There are development risks in the vicinity of the property address given. The likelihood of these sites being developed is low, low/medium, medium/high and high. Please see attached plan for location of the sites. The subject property has some potential.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but cannot be guaranteed what will or will not occur in the future.

Are there potential development sites identified within 75m of the site boundary?

YES

Are there major planning applications that will impact the subject property?

YES

Are any important views that the subject property enjoys going to change?

YES

Is there any SHLAA site identified within 75m of the site boundary?

YES

Is there any allocated land identified within 75m of the site boundary?

NO

Is the Local Planning Authority able to identify a 5 year housing land supply?

NO

Is the immediate area currently under threat from development?

YES

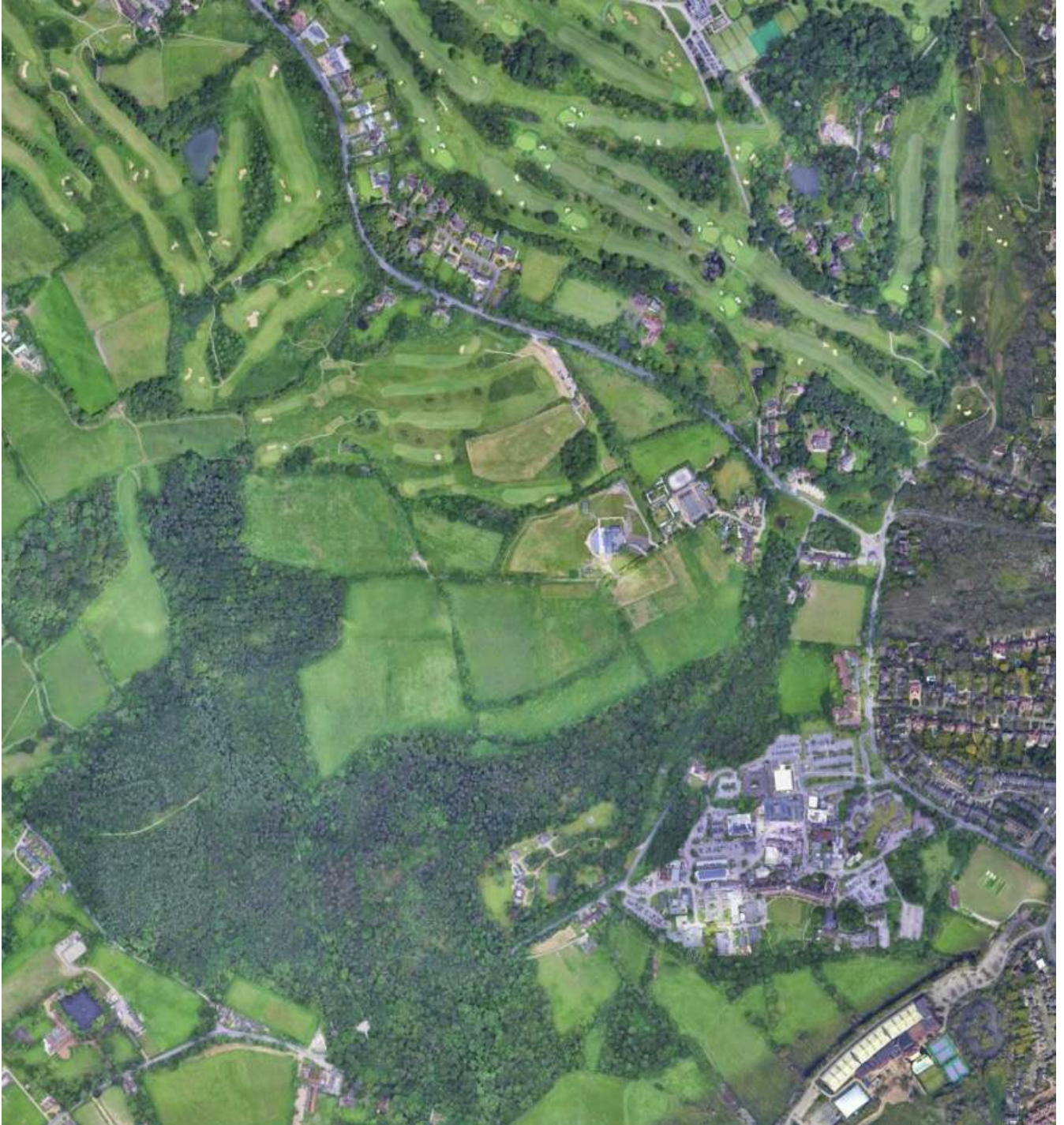
Does the subject property have any development potential?

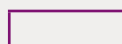
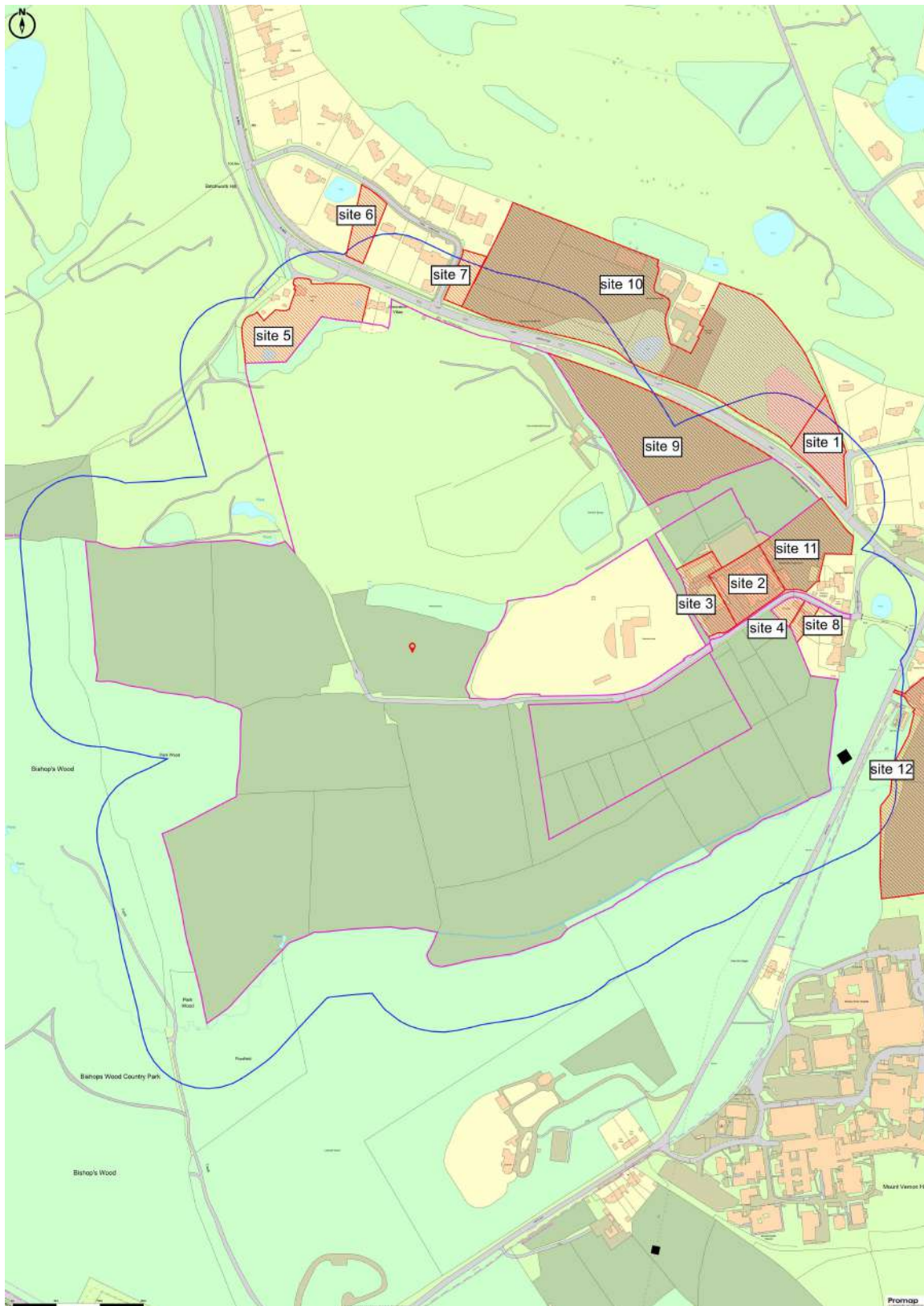
YES

On the date of this report is there any development risk that may negatively affect a valuation on the subject property?

NO

Sample, Rickmansworth, WD3 1QB





Identified Development Opportunities

Site	Size (acres)	Site Capacity	Development Risk	Impact if Developed
1	0.93	1 house	Negligible	Significant
2	1.04	6 houses	High	Significant
3	0.83	2 houses	High	Significant
4	0.17	1 house or extension	High	Significant
5	1.80	2 houses	High	Slight
6	0.54	1 house	High	Minor
7	0.37	1 house or 4 flats	Low / Medium	Minor
8	0.18	2 houses	Medium / High	Significant
9	4.20	34 -51 houses	Low / Medium	Significant
10	11.08	100 houses or 244 flats	Low	Significant
11	1.54	14 houses or 34 flats	Low	Slight
12	6.62	60 houses or 146 flats	Low	Slight



On those sites that do not yet have planning history the table above provides typical density guidance only. Densities may be higher in certain locations and lower in others.

Current Zoning in Local Plan

The land is zoned as outside the settlement area of Three Rivers District Council. There is a general presumption against development in such areas. The area is zoned as Green Belt. New build development in such areas would not be looked favourably upon and will be resisted. Some rural exceptions, such as affordable housing, may be allowed. These are very rare.

5 Year Housing Supply

Three Rivers District Council are not currently able to demonstrate the required 5 year supply of housing land. There is therefore a presumption in favour of any development that can be defined as sustainable according to the criteria laid out in the National Planning Policy Framework. We are aware that hostile planning applications for housing on greenfield land are being submitted in this district. Further information is available on page 34.

Gypsy & Traveller Sites

We have searched the Local Planning Authorities website for information concerning potential or existing Gypsy and Traveller Sites. No relevant information was found.

Infrastructure Projects

No infrastructure projects have been found that could negatively impact the subject property.

General View on Area

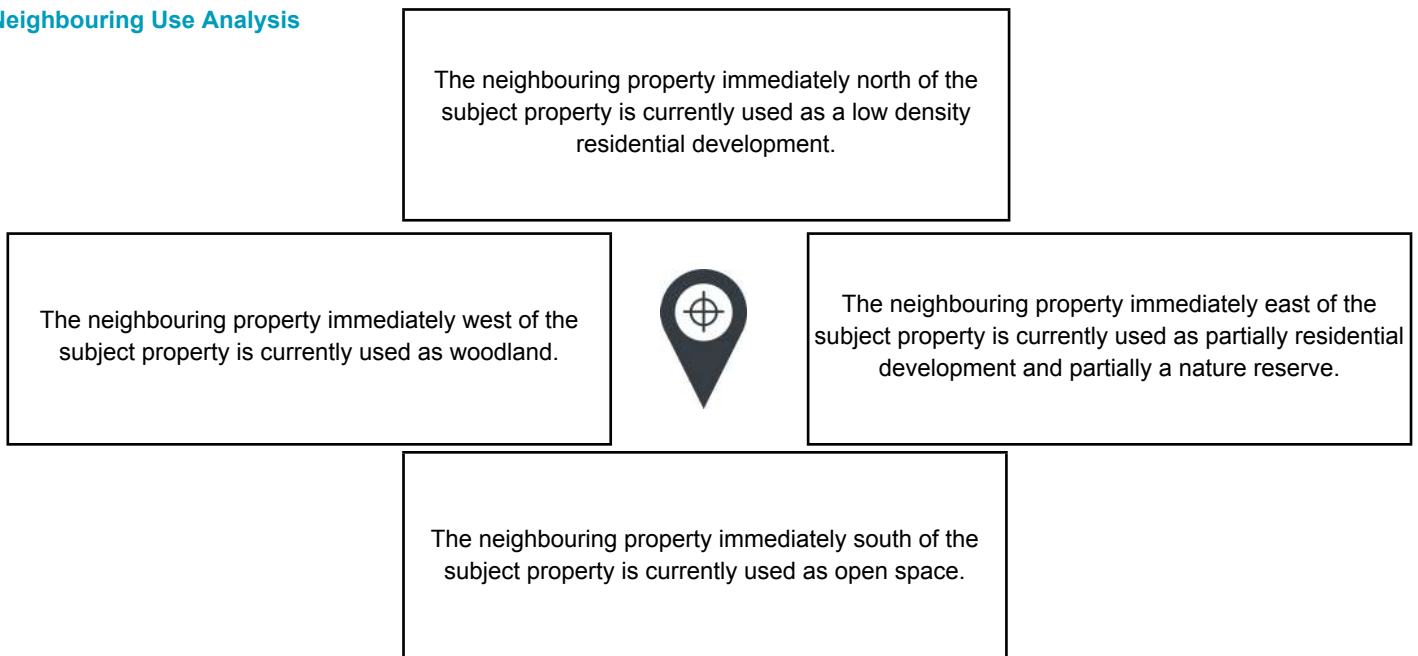
The public park to the south and west of the property is designated as Open Space within the Local Plan and will be protected from development under current policy. The wooded land to the south east of the property is designated as a Local Wildlife Site within the Local Plan and will be protected from development under current policy. The public park to the east of the property is designated as a Nature Reserve within the Local Plan and will be protected from development under current policy.

A number of the properties in the area may be suitable for demolition and replacement with a more substantial detached dwelling. One for one developments of this nature are very unlikely to negatively impact the subject property but are becoming increasingly common in such areas.

If, in the event, that the pub to the east was to be closed then residential development would be its most obvious use. The risk of improvements or extensions to the pub itself remains. Partial disposal of the land may still occur.

You should consider the impact of these sites before committing to purchase this property.

Neighbouring Use Analysis



Site 1 is a live site. In 2018 planning permission was granted for the demolition of existing dwelling and construction of a new dwelling house comprising of two storey and loft conversion with basement and associated landscape works under reference number 18/0145/FUL. We understand that construction has begun. In our view the site can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the consented development are attached for your consideration. If you are not supportive of the development of this site we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Proposed Plan



For planning decision and further information see [Appendix](#).



Elevations



Site 2 is the subject of an unimplemented planning permission that has now expired. In 2016 the site was granted planning permission for the demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access under reference number 16/0854/FUL. In our view the site retains good development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Proposed Plan





Elevations



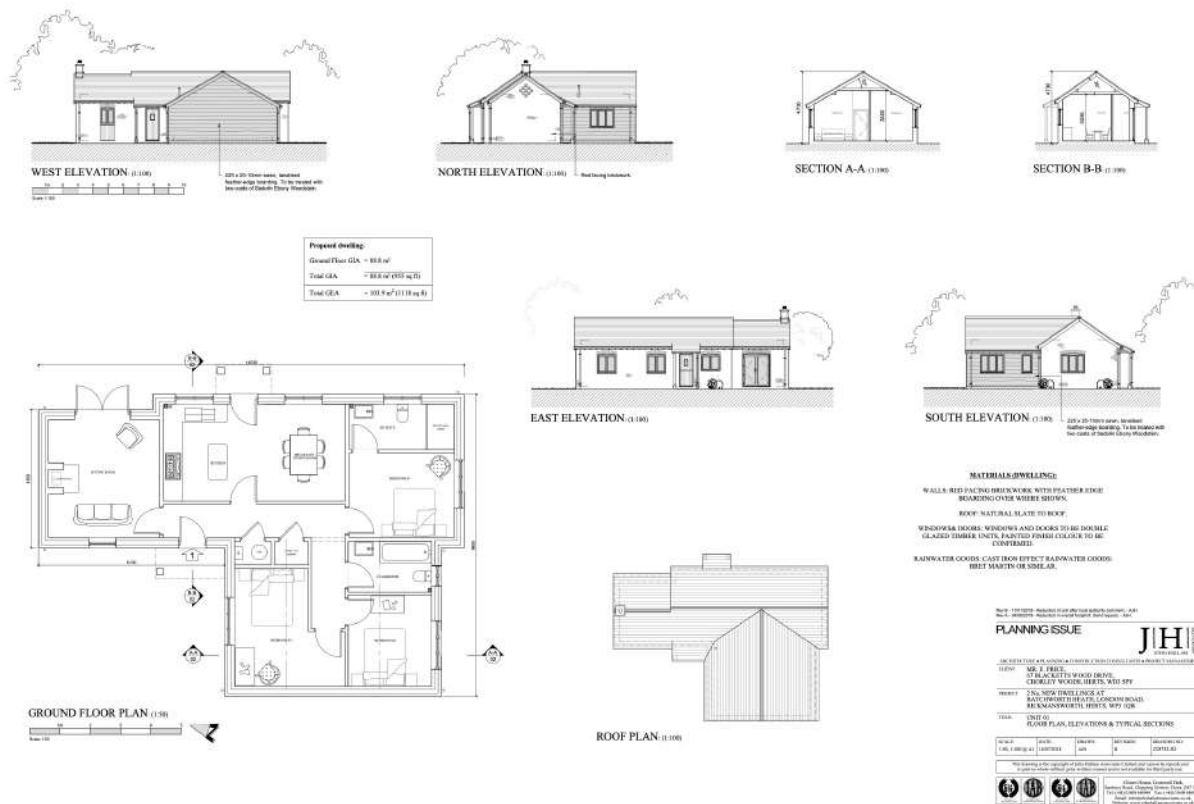
Site 3 is the subject of an unimplemented planning permission that has now expired. In 2019 the site was granted planning permission for the demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages under reference number 18/2326/FUL. In our view the site retains good development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Proposed Plan



Elevations



Site 4 is the subject of an unimplemented planning permission that has now expired. In 2020 the site was granted planning permission for a single storey rear extension under reference number 20/0959/PDE. In 2019 an application was withdrawn for the demolition of existing dwelling and erection of new dwelling under reference 19/1966/FUL. In our view the site retains development potential and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Proposed Plan





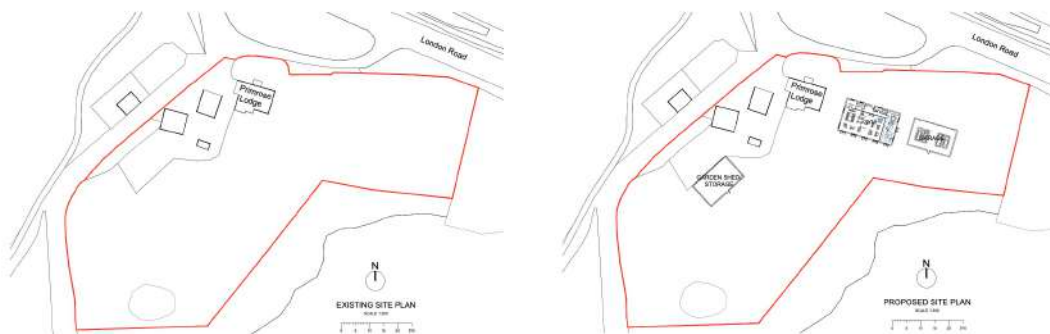
Elevations



Site 5 is the subject of an undetermined planning application that is currently pending a decision. The application submitted under reference number 25/0378/CLPD is for the construction of three outbuildings (Gym, Garage and Shed). The application has a good chance of being approved and can be considered a high risk of development. If developed the site may have some slight impact on the subject property. Relevant plans of the proposed development are attached for your consideration.



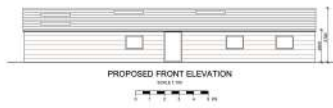
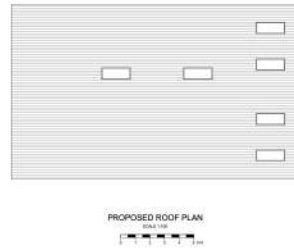
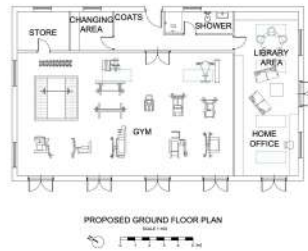
Proposed Plan



Elevations

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GYM



PRIMROSE LODGE London Road, Wotton Bassett			
CLASS		NO 1 (Open)	
GYM PLANS & ELEVATIONS			
Scale:	1 inch = 1 foot	DATE:	Feb 2005
ARCH:	PLD	REVISED:	

Site 6 is a live site. In 2024 planning permission was granted for the demolition of existing dwelling and new replacement two storey dwelling; associated with accommodation within the roofspace served by dormers first floor balcony, landscaping works, installation of solar panels and installation of an air source heat pump under reference number 24/1601/FUL. Construction may already have begun and if not should be treated as imminent. In our view the site can be considered a high risk of development. If developed the site is unlikely to have a significant impact on the subject property. Relevant plans of the consented development are attached for your consideration.



Proposed Plan





Elevations



Site 7 has no relevant planning history and can be considered a low/medium risk of development. If developed the site is unlikely to have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 8 has relevant planning history. In 2002 a planning application was submitted for the demolition of existing bungalow and erection of a pair of semi-detached houses under reference number 02/01020/FUL. The applicant subsequently withdrew the application. If this property has not changed hands then the planning history must be taken as an indication of the landowners intent to develop this land. In our view the site retains development potential and can be considered a medium/high risk of development. If developed the site will have a significant impact on the subject property. At the time of writing plans of the withdrawn application were not available online however paper copies may be available from the Local Planning Authority office. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.





Site 9 has been assessed through the Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be unsuitable for development. This indicates that whilst the owner may be keen to develop the land, the Local Planning Authority are unlikely to grant planning permission. It should be noted that this land could be promoted again in the future. The site can be considered a low/medium risk of development. If developed the site will have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site Plan

Appendix 7a – Call for Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
CF566	Land at London Road, Rickmansworth	Batchworth/ Rickmansworth	1.7

Site Description The site is greenfield land and is currently an unused field, with a former use as grazing land. The northern boundary is formed by London Road (A404), with trees and vegetation also along the boundaries. The south-eastern and north-western boundaries are also tree-lined. Batchworth Heath Farm and a cattery are located to the immediate south of the site, with woodland beyond this as well as some low-density residential development. To the immediate east is the Nine of Herts Golf Course. There is low-density development along London Road.	
Use(s) Proposed Residential	
Planning History There is no relevant planning history on the site.	
Suitability Policy Constraints: - Green Belt - Heritage Assets Listed Buildings - Conservation Area - Historic Park and Garden - AONB	Green Belt: The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt. Historic Environment: The Grade II* Registered Park and Garden of Moor Park lies to immediate north of the site, on the opposite side of London Road. To the east of the site lies Batchworth Heath Conservation Area which contains several Grade II Listed Buildings close to its western edge (Ye Old Greene Manne Public House, Batchworth Heath House, Ebury and Batchworth Cottages). The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. Any application would have to be accompanied by a detailed heritage statement and pre-application discussions with the Conservation Officer to ensure that design protects the setting of the designated assets.



Site Assessment

Appendix 7a – Call for Sites Detailed Assessments

	• Archaeology: HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.				
Physical Constraints: • Access • Flood Zone • Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	• Flood Zone: The site is in Flood Zone 1. • Surface Water Flood Risk: This north-western portion of the site ranges from low to high risk of surface water flooding. • Contamination: The site is adjacent to a historic landfill site (Site Ref: EAHLD12365 - Batchworth Heath Farm, Griggs Field). • Access: Access would need to be provided from London Road.				
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.				
Further Constraints/Considerations: • Settlement Hierarchy (Core Strategy, 2011): The site is located outside of any settlement defined in the Settlement Hierarchy.					
Availability (ownership/legal issues) The site is in single ownership and the site is being promoted by the landowner.					
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.					
Potential Density					
Landowner Proposed DPH	32-88	Landowner Proposed Dwelling Range		55-150	
Indicative DPH	20-30	Indicative Dwelling Range		34-51	
Phasing					
0-5 years	x	6-10 years		11-15 years	16+ years
Conclusion The site is washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. Harm to the Green Belt of releasing land on which the site is located is considered to be at least high and the site is non-strategic. Allocating the site would not outweigh harm to the Green Belt, if released. The site is not located in a sustainable location. It is therefore considered unsuitable for residential development.					
Suitable	No	Available	Yes	Achievable	Yes

Site 10 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site will have a significant impact on the subject property. Development of this site may require a number of owners to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 11 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site may have some slight impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.



Site 12 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If developed the site may have some slight impact on the subject property. Development of this site may require a number of owners to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate.



Development Potential / Alternative Use of the Property

LOW / MEDIUM

Site Size:

87.66 Acres

35.41 Hectares

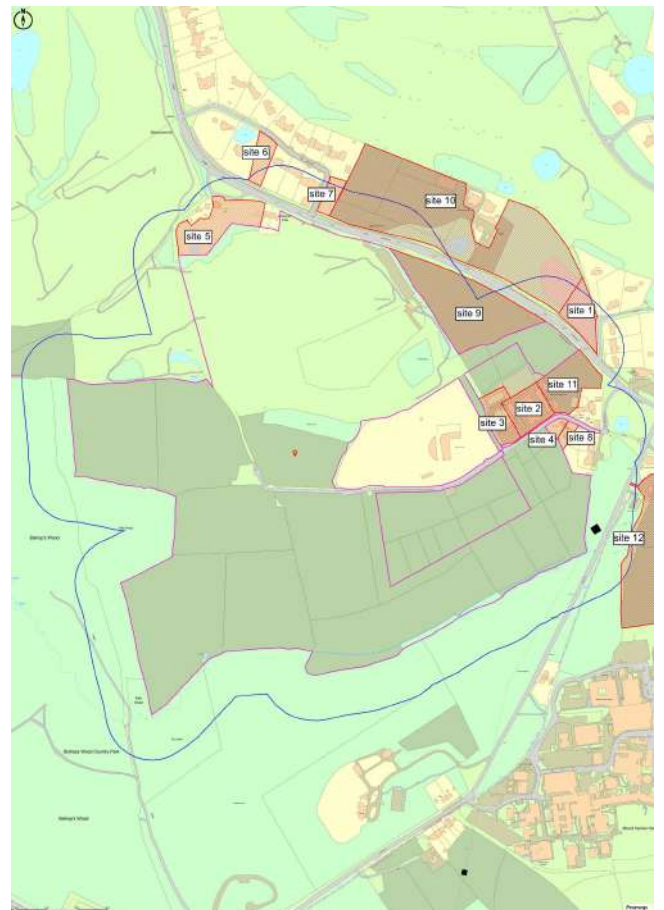
The subject property may have some long term strategic potential. Two parts of the subject property have been assessed through the Strategic Housing Land Availability Assessment (SHLAA) as currently unsuitable for development.

Part of the land fronting London Road could also be promoted as a future development site through the Local Plan process.

Any application for development on any of these areas should be considered speculative and may be refused by the Local Planning Authority.

The planning history for the subject property is attached for your consideration.

All the land is outside the defined settlement where the presumption is against development. Development would therefore be resisted by the council. That said given that the council have failed to find an adequate supply of housing there would be a window of opportunity to promote the land for development. Strictly speaking the council would have to support such an application as the benefit to housing supply would outweigh any harm. On balance though we still see such a proposal as highly speculative and is more likely to fail than succeed.





Site Description

The site is comprised of previously developed land and is in use as the Nine of Herts Golf Course; there is a small building associated with the Golf Course close to the central-eastern boundary of the site. The north-eastern boundary of the site is formed by the A404 whilst the eastern boundary abuts an open field. Access to the site is obtained via the A404. There are a few of detached residential properties adjacent to the north-western boundary. Open land and woodland are situated to the south and west; there are farm buildings located to the south-east which are associated with Batchworth Heath Farm.

Use(s) Proposed

Residential

Planning History

There is no relevant planning history on the site.

Suitability

Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

- Green Belt:** The site is located in the Green Belt. The site was not assessed as part of the Stage 2 Green Belt Review as it is not an edge of settlement site. The Stage 2 Green Belt Review states that the release of any land outside the assessment area would result in at least high harm to the Green Belt.
- Historic Environment:** The site lies to the immediate south of the Grade II* Moor Park Registered Park and Garden. There is a Grade II Listed Building (Garden Wall south-west of Home Farm) to the north-east of the site. A detailed heritage impact assessment would be required as part of any proposals.
- Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

Physical Constraints:

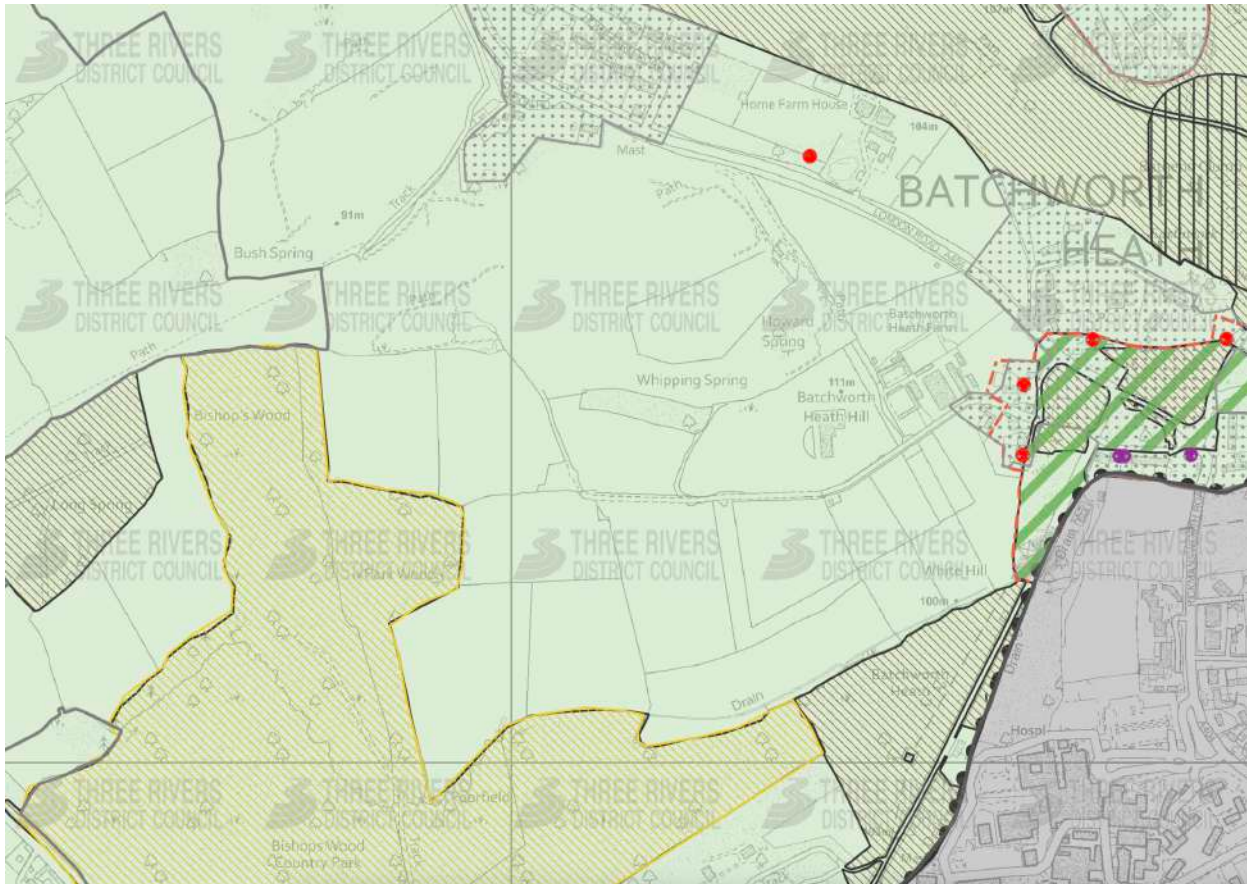
- Access
- Flood Zone

- Flood Zone:** The site is in Flood Zone 1
- Surface Water Flood Risk:** There are small areas of surface water flooding across the site, to the south-east (high risk) and

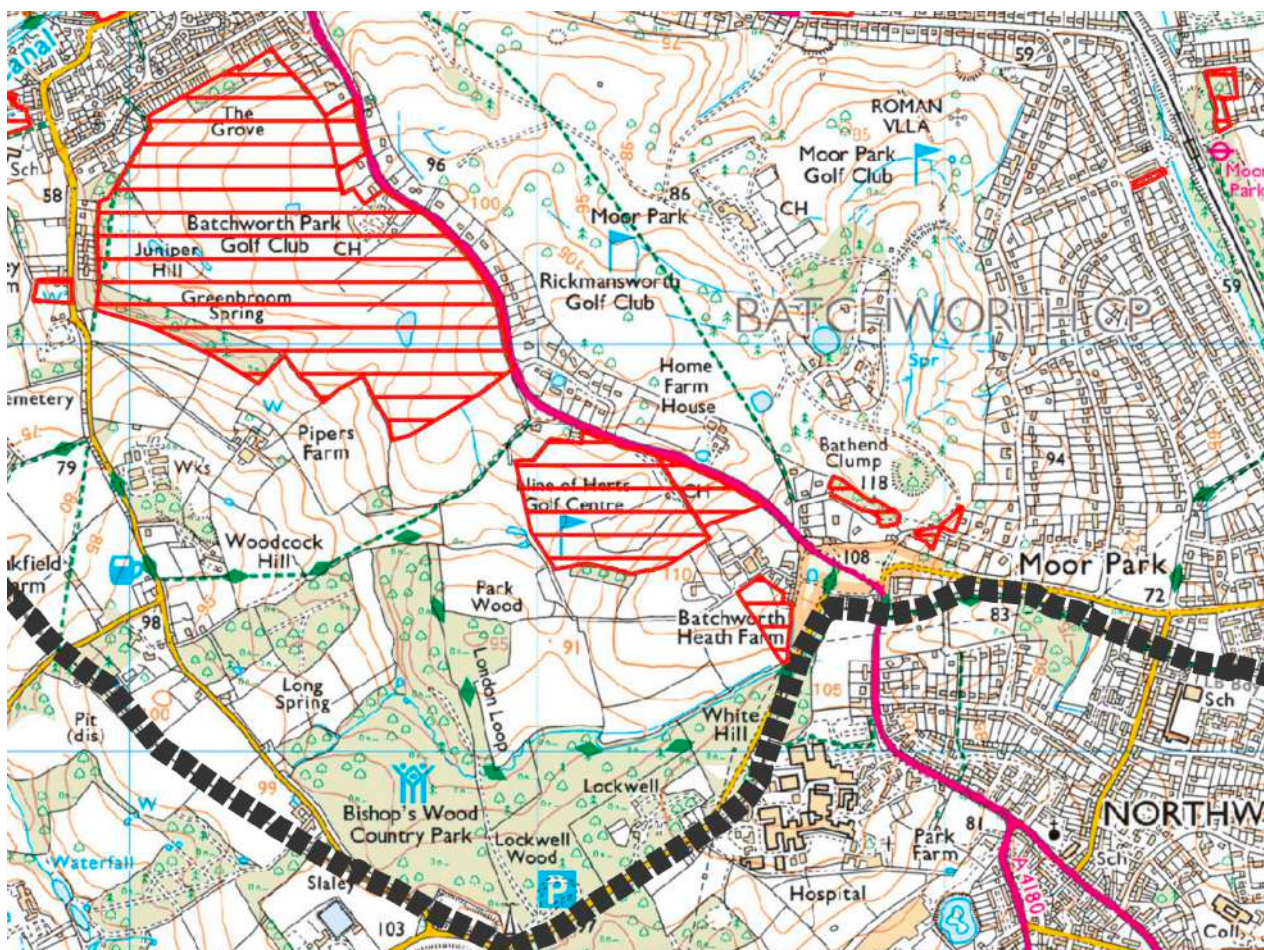


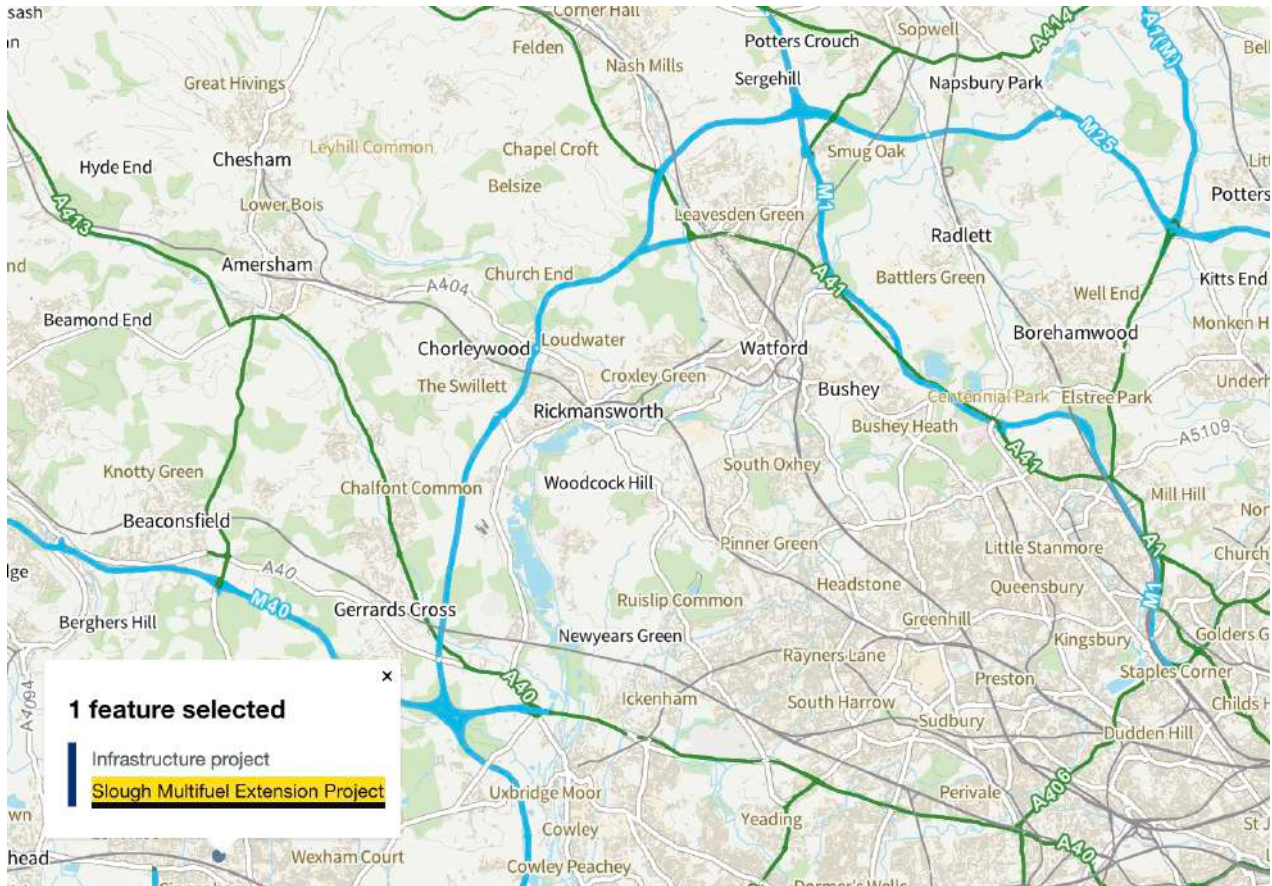
Appendix 7d – Previously Considered Sites Detailed Assessments

• Surface Water Flooding • Groundwater Flooding • Groundwater Source Protection Zone (GSPZ) • Contamination • Noise • Air Quality	west (low-medium risk) and also along the northern and southern boundaries (low-medium risk). • Contamination: The majority of the site is on historic landfill (Site EAHLD12365 – Batchworth Heath Farm). • Access: There is an existing access from the A404. HCC Highways advise that this would likely need improvement due to intensification of use and to allow pedestrian access.						
Potential Environmental Impacts: • Landscape Character • Air Quality (AQMA) • Local Wildlife Site • Local Nature Reserve • SSSI • Ancient Woodland • Tree Preservation Order • Ancient/Veteran Tree	• None identified.						
Further Constraints/Considerations: • The Playing Pitch Strategy Assessment (2019) recognises that the Nine of Herts Golf Club offers non-traditional golf facilities¹, which helps to meet the most prominent type of golfing demand in the District². The PPS Assessment states that the current level of non-traditional golf facilities may be insufficient to fully engage casual golfers. Subsequently, the PPS Strategy & Action Plan recommends that the existing golfing offer available in the District should be enhanced and that the creation of alternative non-traditional provision should be considered. The PPS Strategy & Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance. • HCC Highways state that site is in a detached location with minimal opportunity for any form of travel other than private car. HCC Highways state that the A404 is currently likely to discourage walking/cycling and there are no bus services within 400m, with the site unlikely to accommodate a diversion that would be viable in the long term. • <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of Batchworth Park which is classified as an “Other Settlement” in the Settlement Hierarchy and is washed over by the Green Belt.							
Availability (ownership/legal issues) The site is being promoted by the landowner.							
Achievability The promoters of the site have not specified any issues regarding the viability in developing the site.							
Potential Density							
Landowner Proposed DPH	22	Landowner Proposed Dwelling Range	250				
Indicative DPH	20-30	Indicative Dwelling Range	225-340				
Phasing							
0-5 years	x	6-10 years	x	11-15 years	x	16+ years	
Conclusion							
The PPS Strategy & Action Plan, forming part of the Open Space, Sport and Recreation Study (2019), states that the current supply of golf facilities in Three Rivers can meet current and future demand; the Nine of Herts Golf Course (Site PCS15) forms part of this supply. The Strategy and Action Plan recommends that the Nine of Herts Golf Club should be retained and its quality sustained through appropriate maintenance. The draft Local Plan also seeks to protect existing sport and recreation facilities (including golf courses/facilities). It is therefore considered that the site’s current use should be protected. The site is also washed over by the Green Belt and is not located within or at the edge of a higher tier settlement or an inset village. The site is not in a sustainable location. For the reasons set out above, the site is considered unsuitable for residential development.							
Suitable	No	Available	Yes	Achievable	Yes		



	Metropolitan Green Belt		Housing Development Site
	Area of Outstanding Natural Beauty		Employment Site
	Chilterns Landscape Area		Mixed Use
	Central River Valleys Landscape Area		Leavesden Studios Operations
	South Herts Plateau Landscape Area		Leavesden Studios Operations Backlot
	Site of Special Scientific Interest		Primary Shopping Frontage
	Langleybury and The Grove		Secondary Shopping Frontage
	Local Wildlife Site		Local Shopping Frontage
	Nature Reserve (LNR or Wildlife Trust)		Open Space
	Conservation Area		Education Build Area
	Site of Archaeological Interest		Education Allocation
	Scheduled Ancient Monument		Maple Lodge Sewage Works
	Locally Important Buildings		HS2 Safeguarding Zones
	Brownfield Register		County Waste Allocation
	Grade 1 and Grade II Listed Buildings		Floodzone 2
			Floodzone 3a
			Floodzone 3b

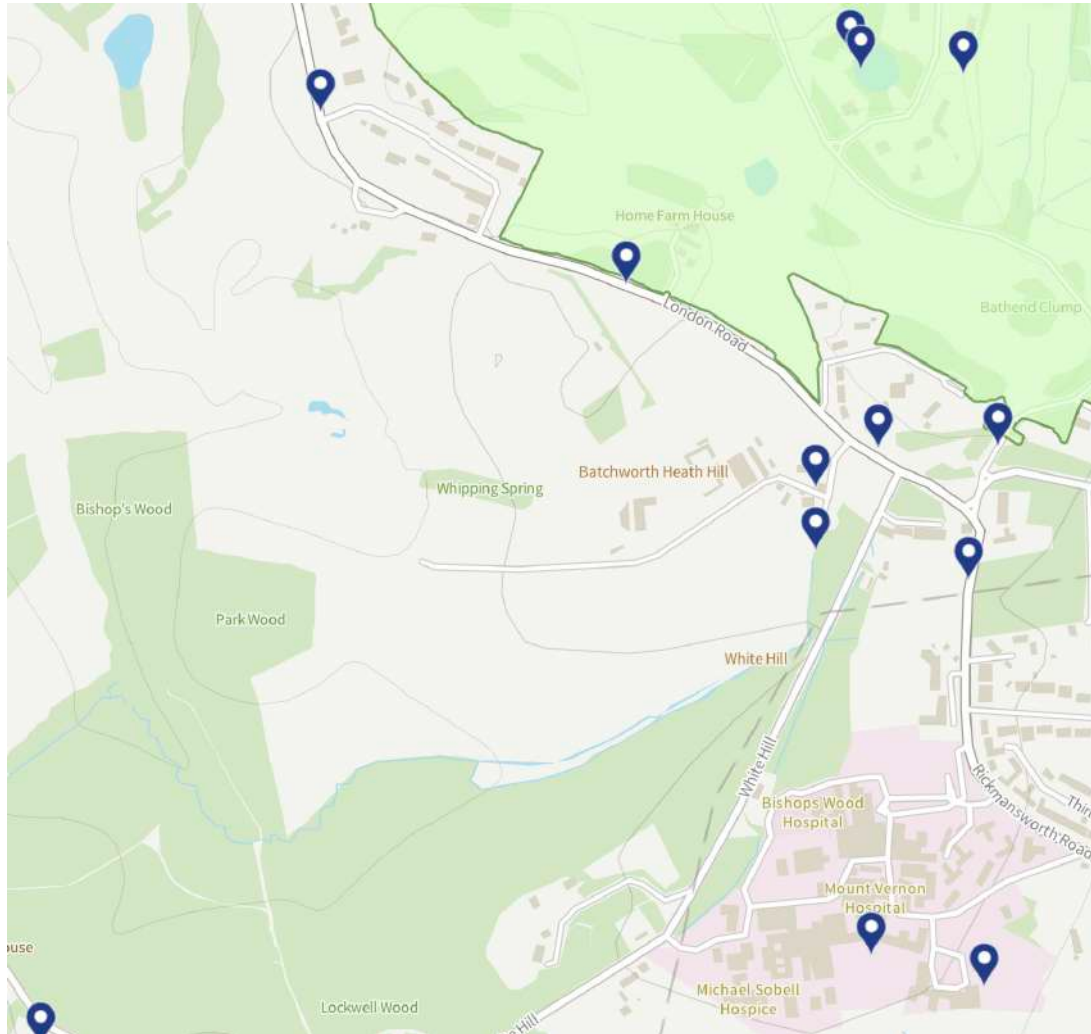






Appendix C: Sites and Yards Lists (June 2016)

Site/Yard	Authorised Pitches or Plots	Unauthorised Pitches or Plots
Public Sites		
None	-	-
Private Sites with Permanent Permission		
Fir Trees, Sarratt	2	-
Land adjacent 321B Uxbridge Road	1	-
The Oaklands, Bedmond	20	-
Private Sites with Temporary Permission		
Little Lily, Lings Langley	4	-
Old House Lane, Langleybury	3	-
Tolerated Sites – Long-term without Planning Permission		
None	-	-
Unauthorised Developments		
None	-	-
TOTAL PITCHES	30	0
Authorised Travelling Showpeople Yards		
Rear of 317-319 Uxbridge Road, Mill End	16	-
Rear of 321 Uxbridge Road, Mill End	2	-
Unauthorised Travelling Showpeople Yards		
None		
Tolerated Travelling Showpeople Yards		
Brickfield Farm, Carpenders Park	-	15
Meander, Sarratt	-	2
Woodyard, Sarratt	-	2
TOTAL PLOTS	18	19
Transit Provision		
None	-	-





Three Rivers District Council Housing Land Supply Update – December 2024

Council considers inclusion of a windfall allowance serves to portray a more accurate reflection of development trends within the District.

- 3.4 The Site Allocations LDD was adopted by the Council on 25 November 2014. The document allocates specific sites for housing, employment, education and recreation to achieve the requirements as set out in the Core Strategy. Sites for housing have been included in the five year housing land supply where there is full permission for major development, outline or full permission for minor development or where there is clear evidence that housing completions will begin within five years. A full list of these sites and sites that benefit from planning permission are included in Appendices 1 and 2 of this report.

- 3.5 The five year housing supply for the District consists of the following:

Table 3: Three Rivers Housing Supply

	24/25	25/26	26/27	27/28	28/29
Sites Not Yet Started	52	174	148	61	0
Sites Under Construction	189	213	44	0	0
Outstanding C2 Developments	0	39	0	0	0
Windfall Allowance	63	63	63	63	63
Sites allocated in the SALDD	0	0	6	30	33
Sub Total	304	489	261	154	96
Total	1304				

- 3.6 At **1,304 dwellings** the Council can show **1.7 years (1.697)** supply of deliverable housing.⁸
- 3.7 Table 4 below shows how the five year housing land supply requirement and supply figure is calculated.

Table 4: Summary of Five Year Housing Requirement & Supply Calculation

	Source	Dwellings	Notes
A	Requirement for next five years	3,200	Standard method $(640) \times 5 = 3200$
B	Housing completions (net) over plan period (2001/02 to 2023/24)	4,886	As set out in Table 2 (including C2 conversion)
C	Plus residual shortfall	0	Not required as standard method is used to calculate five-year requirement
D	Plus 20% buffer	128	$20\% \text{ of } 640 = 128$
E	Total five year requirement	3840	$3,200 + (128 \times 5)$
F	Annual requirement	768	$3,840 / 5$
G	Total deliverable dwellings	1,304	As set out in Table 3
H	Deliverable housing supply	1.7 years	$1,304 / 768$



PLANNING HISTORY OF SUBJECT PROPERTY

Property History

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Batchworth Heath Farm Batchworth Heath Rickmansworth Hertfordshire WD3 1QB

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Address **Property History (9)** Constraints (14) Map

Planning Applications (8)

- [Demolition of existing stables and barns and erection of seven detached dwellings with associated access and landscaping works including new access](#)
Ref. No: 15/1612/FUL | Status: Application Refused
- [Demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access](#)
Ref. No: 16/0854/FUL | Status: Application Permitted
- [Relocation of existing cattery buildings and erection of new office with toilets and kitchen](#)
Ref. No: 16/2679/FUL | Status: Application Refused
- [Discharge of Condition 4 \(Right of Access\) pursuant to planning permission 16/0854/FUL](#)
Ref. No: 17/1863/DIS | Status: Determined
- [Demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages](#)
Ref. No: 18/2326/FUL | Status: Application Permitted
- [Retrospective: Installation of ground source heat pump with associated dry cooler](#)
Ref. No: 23/0301/RSP | Status: Application Permitted
- [Part Retrospective: Change of use of land as an amendment to the residential curtilage, associated landscaping changes including formal garden areas, hard standing for vehicular access and parking and installation of entrance gate and pillars](#)
Ref. No: 23/1221/RSP | Status: Application Permitted
- [Removal of Condition 6 \(Permitted Development Rights\) of planning permission 23/1221/RSP](#)
Ref. No: 24/1594/FUL | Status: Application Refused

Planning Appeals (1)

- [Demolition of existing stables and barns and erection of seven detached dwellings with associated access and landscaping works including new access](#)
Ref. No: 16/0011/REF | Status: Dismissed



((/5))

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

To : Mr Paren Nathwani
1 Saivilla
Farrington Place
Northwood
Middlesex
HA6 3SW

Site : **9 Park Close Rickmansworth Hertfordshire**
Proposed Development : Demolition of existing dwelling and construction of a new dwelling house comprising of two storey and loft conversion with basement and associated landscape works
Ref No : 18/0145/FUL
Date Received Valid: 23 January 2018

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 in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: P01 Rev B, P02 Rev A, P03 Rev B, P04 Rev C, P05 Rev B, P06 Rev B, P07 Rev B, P08 Rev C, P09 Rev C, P10 Rev C, P11 Rev B, P12, TRDC001 (All Existing Drawings), TRDC002 (Existing Block Plan) and TRDC003 (Location Plan).

Reason: For the avoidance of doubt and in the proper interests of planning and to maintain the openness of the Metropolitan Green Belt, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM4, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 3 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 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 (2010) 'Tree work - Recommendations'. 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 (1st October to 31st March) following their loss or removal.



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Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area and should be protected in accordance with the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 5 Prior to the commencement of works on the replacement dwelling and garage hereby permitted all existing buildings on site shall be demolished and all resultant materials completely removed from the site.

Reason: In order to ensure an orderly development in the interests of amenity and to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 6 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

- Class A - enlargement, improvement or other alteration to the dwelling
- Class B - enlargement consisting of an addition to the roof
- Class C - alteration to the roof
- Class D - erection of a porch
- Class E - provision of any building or enclosure
- Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

Class B - The formation, laying out and construction of a new access.

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

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 7 Prior to occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the amenities of neighbouring properties and the character of the locality in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 8 The development shall be carried out in accordance with the approved details and Energy Statement.

Reason: In the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainability as possible.

- 9 Prior to the commencement of the development, two dusk emergence / dawn re-entry surveys should be undertaken during May - August inclusive (to determine with confidence whether bats are roosting and, should this be the case, the outline Mitigation measures (ref: Preliminary Roost

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Assessment by Cherryfield Ecology dated 17 January 2018) should be modified as appropriate based on the results and then be submitted to the Local Planning Authority for written approval.

Reason: To ensure to ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 4 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:
The UK Bat Helpline: 0845 1300 228

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Natural England: 0300 060 3900
Herts & Middlesex Bat Group: www.hmbg.org.uk
or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

- 5 The applicant is advised that a Public Right of Way runs adjacent to the application site. This Right of Way must be protected to a minimum width of 2m and its current surface condition maintained. The Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works. The safety of the public using the route should be paramount. The condition of the route must not deteriorate as a result of the works. All materials are to be removed at the end of construction.

If these standards cannot be reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.

- 6 The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.
- 7 It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
- 8 The applicant is reminded that the land marked in blue and as shown on TRDC002 does not form part of the residential curtilage and cannot be used as amenity space. The land should remain open and shall not at any point be included within the residential curtilage of the replacement dwelling.

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, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) 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. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 19 March 2018

K. Rowley

Signed
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

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

To : John Hallam Associates Ltd
Mr John Hallam
4 Essex House
Cromwell Park
Banbury Road
Chipping Norton
OX7 5SR

On behalf of Mr And Mrs Eric And Diana Price

Site : **Batchworth Heath Farm And Livery Batchworth Heath Rickmansworth**

Proposed Development : Demolition of existing stables and barns and erection of six dwellings with associated access and landscaping works including new access

Ref No : 16/0854/FUL

Date Received Valid: 14 June 2016

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 in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
214648-201, 214648-202, 214648-203, 214648-204, 214648-205, 214648-206, 214648-207A, 214648-208A, 214648-209, 214648-210, 214648-211, 214648-212, 214648-213A, 214648-214, 214648-215, 214648-216A, 214648-217, 214648-218, 214648-219, 214648-220, 214648-221, 214648-222, 214648-223 and TRDC001 (Site Survey).

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM4, DM6, DM7, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 3 The development shall not begin until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:
 - i. construction vehicle access including turning, and vehicle size details demonstrating that access from the highway of London Road to the application site would be achievable without detriment to other users and residents;
 - ii. construction vehicle movements, including delivery hours which should avoid peak periods (0730 to 0900 and 1700 to 1830);
 - iii. adequate provision to control, mitigate and address any abnormal wear and tear to the access from the highway of London Road to the application site;
 - iv. parking arrangements for site operatives and visitors which should ensure that there would be no parking associated with construction on Batchworth Heath Common;
 - v. dust control; and
 - vi. wheel washing facilities.

The approved Plan shall be implemented throughout the construction programme.



16/0854/FUL

Authority. The approved details and energy saving measures detailed within the submitted Energy Statement shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason: This is a pre commencement condition to ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- 8 No works of site clearance, demolition or construction shall take place until the cattery buildings within and to the west of the application site on land within the control of the applicant (Building 9 as indicated on drawing 214648-221 shown to be removed on drawings 214648-215 and 214648-222) have been removed from the site and the land restored in accordance with a scheme to scheme that has first been submitted to and agreed in writing by the Local Planning Authority.

Reason: This is a pre commencement condition in the interests of visual amenity and the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

- 9 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 10 The parking and turning spaces shall be constructed in accordance with the approved plans prior to the first occupation of any part of the development hereby permitted. The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways and the character of the area in accordance with Policies CP1, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 and DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- 11 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include the siting, size and appearance of refuse and recycling facilities on the site. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities shall be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM10 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 12 Should they be required, detailed proposals for fire hydrants serving the development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

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16/0854/FUL

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 2 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 3 All works required to be undertaken on the adjoining Highway will require an Agreement with Hertfordshire County Council as the Highway Authority.
- 4 In relation to biodiversity, the applicant is advised of the following:
 - Protected Species - It is an offence to take or disturb the breeding or resting location of protected species and precautionary measures should be taken to avoid harm where appropriate. If protected species, or evidence of them, is discovered during the course of any development, works should stop immediately and advice sought as to how to proceed. This may be obtained from: Natural England: 0300 060 3900; The UK Bat Helpline: 0845 1300228 or Herts & Middlesex Bat Group: www.hmbg.org.uk ; Herts & Middlesex Badger Group; Hertfordshire Amphibian and Reptile Group, or a suitably qualified ecological consultant.
 - For birds, the removal of trees & shrubs should be avoided during the breeding season (March to September inclusive). If this is not possible then a search of the area should be made by a suitably experienced Ecologist and if active nests are found, then clearance must be delayed until the last chick has fledged.
 - Soft landscaping - new trees and shrubs should be predominantly native species, particularly those that bear blossom and fruit (berries) to support local wildlife. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.
 - Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.
 - Biodiversity enhancements could be incorporated into the development proposal. These could be in form of bat and bird boxes in trees, integrated bat roost units (bricks and tubes) in buildings, refuge habitats (e.g. log piles, hibernacula) for reptiles at the site boundaries. These should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist.
- 5 The applicant is advised of the following comments from Thames Water:

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
- 6 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.

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

To :	John Hallam Associates Ltd Mr John Hallam 4 Essex House Cromwell Park Banbury Road Chipping Norton Oxon OX7 5SR	Mr Eric Price On behalf of
Site :	Land Adj Batchworth Heath Farm (The Cattery) Batchworth Heath	
Proposed Development :	Demolition of existing cattery units and associated buildings and erection of two detached residential bungalows with associated access, parking and curtilages	
Ref No :	18/2326/FUL	
Date Received Valid:	3 December 2018	

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 in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

Consent is subject to the following conditions :-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 218752-02 REV-B, 218752-03 REV-C, 218752-04 REV-D, 218752-05 REV-B, 218752-06 and 218752-08.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP3, CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM4, DM6, DM7, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
- 3 No development shall take place whatsoever until full details of all proposed construction vehicle access (including turning), movements, parking arrangements, dust control and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan. The approved details shall be implemented throughout the construction programme.

Reason: This is a pre-commencement condition to provide an acceptable development and to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
- 4 No development shall take place whatsoever until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.



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18/2326/FUL

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre commencement condition in the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 5 Before any building operations above ground level hereby permitted are commenced, plans and details of the photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The approved details and energy saving measures detailed within the submitted Energy Statement produced by Fenton Energy dated 30th November 2018 shall be implemented prior to occupation of the development and permanently maintained thereafter.

Reason: To ensure that the development meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

- 6 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 7 Before any building operations above ground level hereby permitted are commenced, details of the disposal of surface water from the drive and parking area shall be submitted to and approved in writing by the Local Planning Authority. The works for the disposal of surface water shall be carried out in accordance with the approved details prior to occupation of the development.

Reason: In the interests of highway safety to minimise danger, obstruction and inconvenience to highway users and provide a sustainable system of water drainage and management in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

- 8 Prior to the first occupation of the dwellings hereby permitted, all existing buildings/structures as shown on drawing number 218752-06 shall be permanently removed in accordance with drawing number 218752-04 REV-D.

Reason: To ensure that the site is cleared in the interests of the visual amenities of the Green Belt, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 of the Development Management Policies LDD (adopted July 2013).

- 9 Prior to the first occupation of the dwellings hereby permitted, the biodiversity measures including bat boxes and bat tubes shall be implemented in accordance with drawing number 218752-09 (Biodiversity Plan).

Reason: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 10 Prior to the first occupation of the dwellings hereby permitted, all boundary treatments shall be constructed in accordance with drawing number 218752-04 Rev D and shall be permanently retained thereafter.

Reason: In the interests of visual amenity of the area, safeguarding neighbouring amenity and to preserve the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of

DCPEFULZ



((/4))
18/2326/FUL

the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 11 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

- Class A - enlargement, improvement or other alteration to the dwelling
- Class B - enlargement consisting of an addition to the roof
- Class C - alteration to the roof
- Class D - erection of a porch
- Class E - provision of any building or enclosure
- Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

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

Reason: To ensure adequate planning control over further development having regard to the interests of the visual amenities of the area and the openness of the Green Belt in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

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18/2326/FUL

- 2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 3 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 4 The applicant is reminded that this planning permission is subject to either a unilateral undertaking or an agreement made under the provisions of Section 106 of the Town and Country Planning Act 1990.
- 5 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047

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, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) 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. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 27 March 2019

Signed K. Rowley
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,
Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts WD3 1RL

RIGHT OF APPEAL

If the Applicant is aggrieved by the decision of the Local Planning Authority, he may, in accordance with Section 195 of the Act, appeal to the Secretary of State for the Environment. For further information and appeal forms, go to the following website:

<http://www.planningportal.gov.uk/planning/appeals>

Or contact the Planning Inspectorate Customer Services Team:

Phone: 0303 444 5000

Email: enquiries@pins.gov.uk

Address: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

DCPEFULZ



THREE RIVERS DISTRICT COUNCIL

PROCESS SET OUT BY CONDITION A.4 OF SCHEDULE 2 PART 1 CLASS A OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

(or any other revoking and re-enacting that order with or without modification))

IN ACCORDANCE WITH SECTION 60 (2B) AND (2C) OF THE TOWN AND COUNTRY PLANNING ACT 1990

(as amended by section 4(1) of the Growth and Infrastructure Act 2013)

To : Mr Allan Atkinson
The Cottage
Batchworth Heath Farm And Livery
Batchworth Heath
Rickmansworth
Hertfordshire
WD3 1QB

Site : **The Cottage Batchworth Heath Farm And Livery Batchworth Heath**

Proposed Development : Prior Approval: Single storey rear extension (depth 7 metres, maximum height 3.3 metres, maximum eaves height 2.9 metres)

LPA Ref No : 20/0959/PDE

The Three Rivers District Council, as Local Planning Authority, hereby confirm that their **Prior Approval is not required** for the proposed development at the address shown above, as described by the description shown above, and in accordance with the information that the developer provided to the Local Planning Authority as indicated on drawings

TRDC 001 (Existing Block Plan), TRDC 002 (Location Plan) 1, 2, 3 ,10

Note: This written notice indicates that from the information that you have submitted, the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

However, If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the Local Planning Authority for a Lawful Development Certificate (LDC).

Dated: 13 July 2020

Signed.....*K. Rowley*
Kimberley Rowley
Head of Regulatory Services
On behalf of Director of Community & Environmental Services,

INFORMATIVES :-

- 1 The applicant is advised that this notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

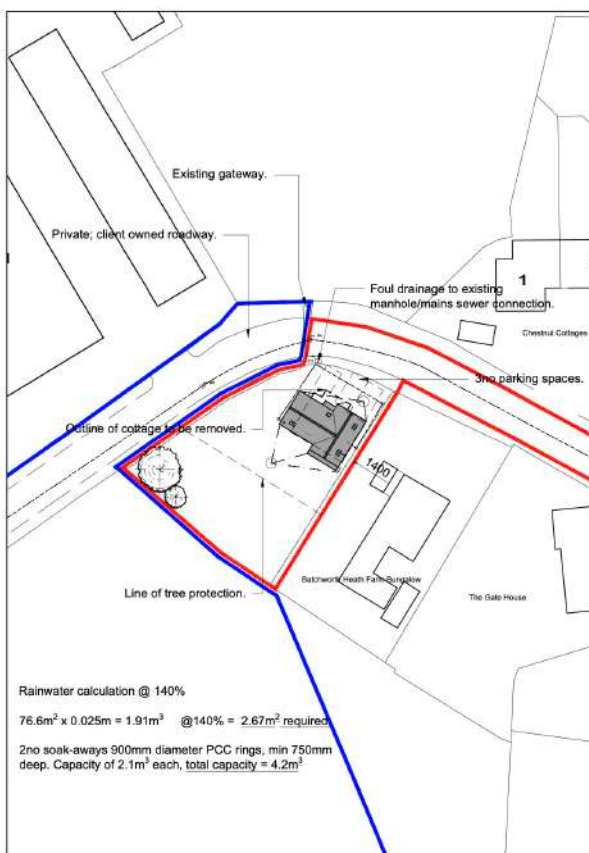
This decision does not constitute a formal determination from the Local Planning

NOPDEZ v3

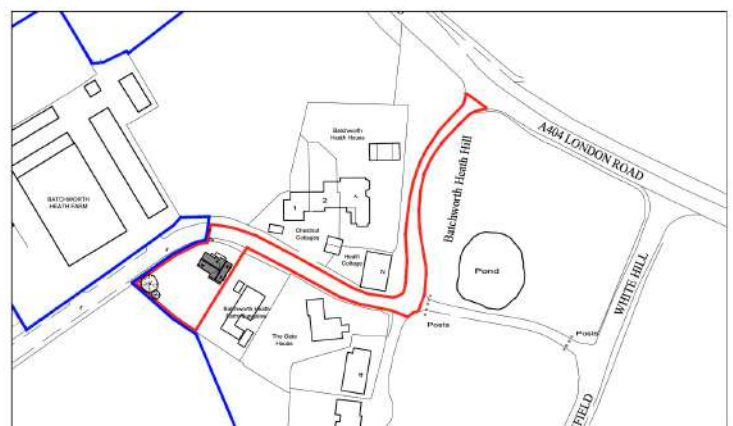


Authority as to whether the proposed development proposed falls within any of the other limitations or conditions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and does not confirm that the proposed extension is lawful as permitted development. For a determination as to the lawfulness of a proposed extension, developers may apply to the Council for a Certificate of Lawful Proposed Development.

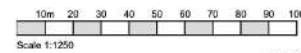
- 2 A larger dormer window is shown to be proposed within the rear roofslope. The grant of prior approval does not also give consent for this element.



SITE PLAN: (1:500)



LOCATION PLAN: (1:1250)



-Rev B - 24/10/2019 - Alteration to parking spaces. - AJH
-Rev A - 23/09/2018 - Dwelling moved away from boundary & alteration to car parking spaces. - AJH

PLANNING ISSUE

J | H |
JOHN HALLAM
ASSOCIATES
LIMITED

ARCHITECTURE • PLANNING • CONSTRUCTION CONSULTANTS • PROJECT MANAGEMENT

CLIENT: **MR E. PRICE**
67 BLACKETTS WOOD DRIVE,
CHORLEYWOOD, HERTS, WP3 1QB

PROJECT: **PROPOSED EXTENSION AT
THE COTTAGE, LONDON ROAD, BATCHWORTH HEATH,
RICKMANSWORTH, HERTS, WP3 1QB.**

TITLE: **SITE AND LOCATION PLANS**

SCALE:	DATE:	DRAWN:	REVISION:	DRAWING NO:
1:500, 1:250 @ A3	09/07/2019	AJH	B	219789-07

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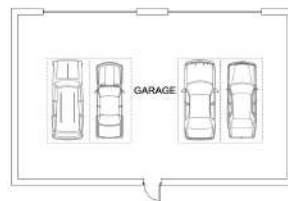
4 Essex House, Cromwell Park,
Barbary Road, Chipping Norton, Oxon, OX7 3SR
Tel: (+44) 01608 646069 Fax: (+44) 01608 646070
Email: info@johnhallamassociates.co.uk
Website: www.johnhallamassociates.co.uk

Site area: 0.153 Hectares.



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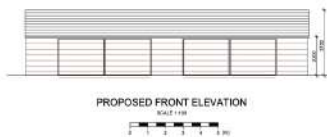
GARAGE



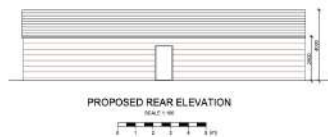
PROPOSED GROUND FLOOR PLAN
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED ROOF PLAN
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED FRONT ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED REAR ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED SIDE ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10



PROPOSED SIDE ELEVATION
SCALE 1:100
0 1 2 3 4 5 6 7 8 9 10

PRIMROSE LODGE	
CLIENT	MR. CHOW
GARAGE PLANS & ELEVATIONS	
DATE	15/01/2021
BY	HK



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

To : Mr Juchau
Dusek Design Associates Ltd
Moor House Farm Estate
Lower Road
Higher Denham
Uxbridge
UB9 5EN

On behalf of Mr And Mrs Chande

Site : **6 Home Farm Road Rickmansworth Hertfordshire**

Proposed Development : Demolition of existing dwelling and new replacement two storey dwelling; associated with accommodation within the roofspace served by dormers first floor balcony, landscaping works, installation of solar panels and installation of an air source heat pump.

Ref No : 24/1601/FUL

Date Received Valid: 14 October 2024

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 in your application as set out above.

Permission is subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1416/P3/1B, 1416/P3/2A, 1416/P3/3, 1416/P3/4A, 1416/P3/5, 1416/P3/6, 1416/P3/7B, 1416/P3/8, 1416/P3/10

Reason: For the avoidance of doubt, and in the proper interests of in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM4, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013)
- 3 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- 4 Before the first occupation of the dwelling hereby permitted the window(s) at first floor level in the side elevations facing No. 4 and No. 8 Home Farm Road; shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed. The window(s) shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).



24/1601/FUL

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the first-floor side elevations or roof slopes of the development hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 6 The dwelling hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act:

i.) The first occupation of the dwelling hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;

ii.) The Council shall be notified of the persons who intend to take up first occupation of the dwelling in the development hereby permitted at least two months prior to first occupation.

Reason: To ensure that the development be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act and in the interest of biodiversity net gain to comply with Schedule 7A to the Town and Country Planning Act 1990

- 7 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place in respect of the new dwelling.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

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

Reason: To ensure adequate planning control over further development having regard to the limitations of the site, to safeguard the openness of the Metropolitan Green Belt having regard to the dwelling hereby approved being inappropriate development in the Green Belt but approved based on demonstrating very special circumstances, with further enlargement likely to have some further impact on the Green Belt and its openness, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 8 Prior to first occupation of the new dwelling, the energy saving measures outlined within submitted Energy Statement published by Dusek Design Associates (dated 11.10.2024) to achieve the requirements of Development Management Policy DM4 shall be implemented in full and be permanently maintained thereafter.

Reason: To ensure that the development makes as full a contribution to sustainable development principles as possible and in the interests of amenity in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM4 and DM9 of the Development Management Policies LDD (adopted July 2013).

- 9 The proposed hard and soft landscaping scheme shall be implemented in accordance with drawing number [1416/P3/7B].

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 10 The protective fencing as shown on Drawing No. 1416/P3/7B, shall be installed before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained as approved until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be



24/1601/FUL

made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: To ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 11 Prior to the installation of the air source heat pump hereby approved details including technical specification and noise output shall be submitted to and approved in writing by the Local Planning Authority, along with a full specification of any acoustic mitigation measures required to mitigate any impacts on neighbouring occupiers. The air source heat pump shall thereafter be installed only in accordance with the approved details and shall be permanently retained as such thereafter.

Reason: To ensure that the occupiers of the adjacent neighbouring properties are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

INFORMATIVES :-

- 1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £145 per request (or £43 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threeivers.gov.uk). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

- (a) Making a Non-Material Amendment
- (b) Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).



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Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

- 2 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 4 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
 - a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Self and Custom Build Development, meaning development which:

- a) consists of no more than 9 dwellings;
- b) is carried out on a site which has an area no larger than 0.5 hectares; and
- c) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.



24/1601/FUL

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

- 5 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).

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, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) 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. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 29 November 2024

Signed K. Rowley

Kimberley Rowley

Head of Regulatory Services

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

RIGHT OF APPEAL

HOUSEHOLDER APPEALS ONLY

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 under section 78 of the Town and Country Planning Act 1990.

As this is a decision for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice

Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 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.

National Policy on Green Belt

- 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 80. Green Belt serves five purposes:
 - o to check the unrestricted sprawl of large built-up areas;
 - o to prevent neighbouring towns merging into one another;
 - o to assist in safeguarding the countryside from encroachment;
 - o to preserve the setting and special character of historic towns;
 - o and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
- 82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:
 - o demonstrate why normal planning and development management policies would not be adequate;
 - o set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - o show what the consequences of the proposal would be for sustainable development;
 - o demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas;
 - o and show how the Green Belt would meet the other objectives of the Framework.
- 83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.
- 84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 85. When defining boundaries, local planning authorities should:
 - o ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
 - o not include land which it is unnecessary to keep permanently open;
 - o where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - o make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
 - o satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period;
 - o and define boundaries clearly, using physical features that are readily recognizable and likely to be permanent.
- 86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
- 87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
 - o buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - o the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - o limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

DATA PROVIDER

The DevAssist product range of DevAssess, DevAssess Premium Residential, DevAssess Premium Commercial, DevCheck, DevProbate and DevCity are services provided by DevAssist. Reports are compiled by DevAssist Ltd. Registered with the Conveyancing Information Executive.

Investigations undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities.
2. A desk top inspection of the aerial maps over the identified area.
3. An Assessment of land marketed for sale for development purposes over the last 3 years (sources Estates Gazette and Property Week).
4. Inspection of the Local Plan.
5. Inspection of emerging local policy documents and Neighbourhood Plan (where available).
6. Inspection of Strategic Housing and Economic Land Availability Assessment (SHELAA) (where available).
7. Study of attached planning data to establish which major applications may affect the searched property within the studied area (usually 75m).

The choices this report presents

This report seeks to establish the development opportunities that exist near the subject property. This is not a valuation or feasibility. Its purpose is to find development risks and any nuisance that may impact the subject property. This could be a financial risk, construction nuisance or the loss of an important view. It may also find development potential that may benefit the subject property.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that not all identified sites will be developed as landowners may not sell, or for other reasons that could make the development non-viable. Some planning policies may also change and evolve that makes development either less or more likely. We advise you make an informed decision by assessing these risks.

Finally, please note that we cannot always identify single dwellings that are replaced with a more substantial dwelling. One for one replacement's are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Some properties may be converted into flats which again is almost impossible to predict. Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@devassist.co.uk for further information including pricing.

**DevAssist is the trading name for DevAssist Ltd.
Company No 07915521**

CONSUMER PROTECTION

This search has been produced by DevAssist Ltd of Crown House, High Street, East Grinstead, West Sussex RH19 3AF tel: 01342 890010 email: info@devassist.co.uk which is registered with the Conveyancing Information Executive (CIE). The CIE provides a rigorous and transparent approach to property search governance standards, with data integrity, accuracy and transparency underpinning values in the overall provision of property search products, both today and in the future.

The Conveyancing Information Executive (CIE) Standards set the framework for the highest professional standards expected as Members of the CIE have undertaken to maintain. It is the cornerstone of the system of self-regulation to which they have made an ongoing commitment.

These Standards protect those who will seek to rely on the information contained in the Searches produced by Members through establishing a set of best-practice obligations to you, the customer, that Members will adhere to.

1. It is expected that through the promotion of these Standards, customers of Members can feel confident that the information on which they seek to rely is accurate and on the rare occasion of any error or omission in a Search, appropriate protection is offered by each Member. Where protection can't be guaranteed this needs to be outlined in the Terms and Conditions. The Members subscribe to the CIE Code of Practice which requires the promotion of best practice and quality standards in the industry and expects them to act in a professional and honest manner at all times.

- Through the adherence to these Standards by the Members, you and other property professionals can place reliance on the content of the reports produced
- Members will audit their own practices on an annual basis to ensure they remain compliant with the Code and continue to meet these Standards of exemplary service and delivery
- Members will provide updates to both the Code and Standards as necessary to ensure the reports produced and service remains in line with changes in the industry

2. Members will hold a minimum Professional indemnity insurance cover of £2 million at all times to ensure that you can seek to rely upon the reports provided.

3. The CIE logos will be clearly displayed within the Report produced by each Member

- The CIE logo is a mark of recognition of best practice and signifies that the provider of the Search meets the high standards of service expected of the CIE Membership.

4. All complaints made to the CIE, either by a client or Member, will be acknowledged and responded to in a timely fashion and an escalation process for appeal, should there be dissatisfaction with the response, will be clearly laid out.

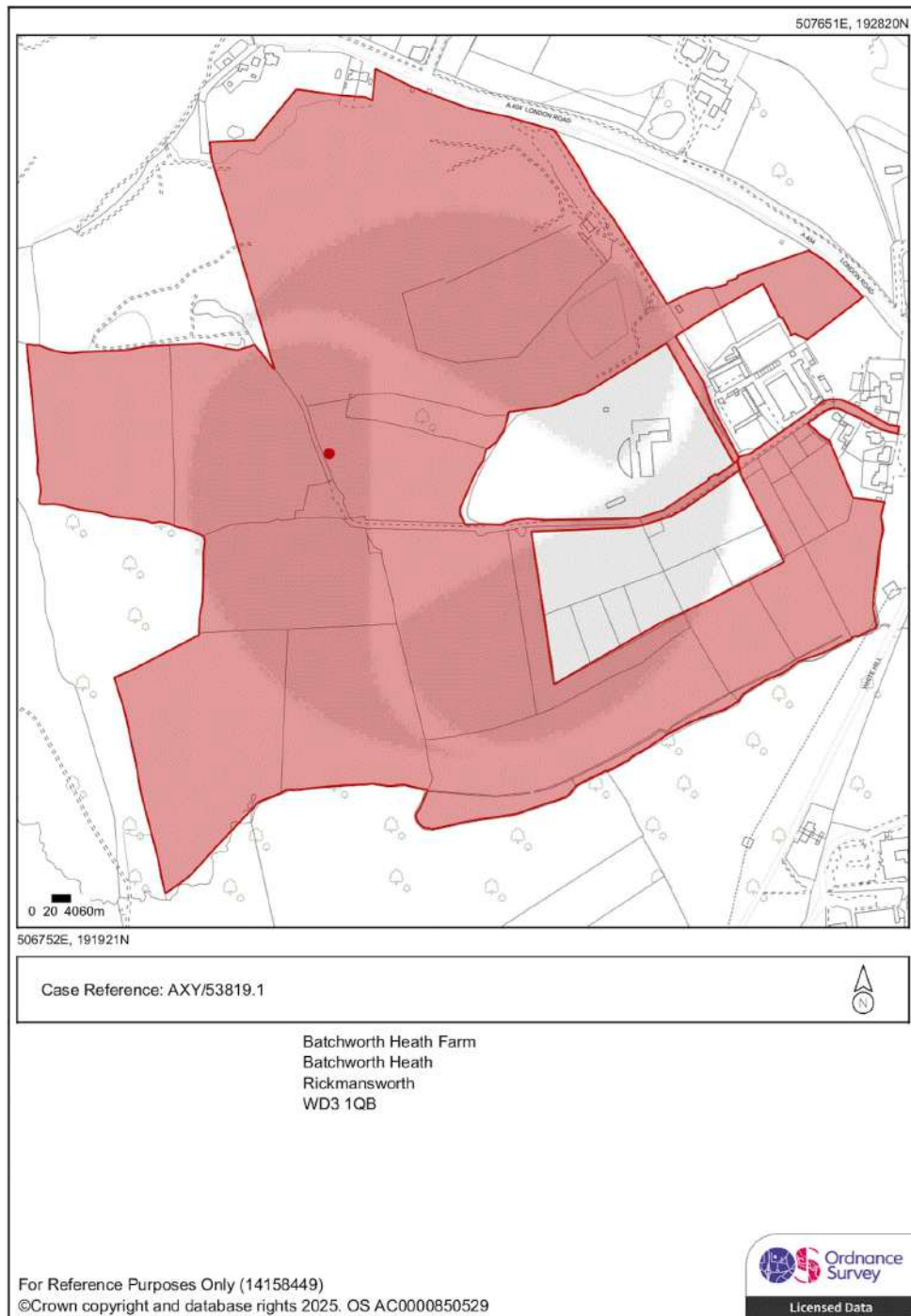
- A formal written complaints procedure will be documented and published by each Member and provided with the Search or set out on their company website
- Complaints will be acknowledged within 5 working days of receipt and where possible, responded to in full within 20 working days of receipt
- You will be advised of any delay in responding to your complaint or the need for additional information or time to consider and respond to your complaint
- It is a requirement that Members subscribe to The Property Ombudsman (TPO) Scheme for complaint redress more information about which can be found at www.tpos.co.uk

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOS or CIE.

TPOS Contact Details:

The Property Ombudsman scheme Milford House
43-55 Milford Street
Salisbury, Wiltshire, SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk Email: admin@tpos.co.uk

SUPPLIED PLAN



TERMS & CONDITIONS

1. Definitions

In these Terms the following words shall have the following meanings:

1.1 "Client" means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 "Report" means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at www.devassist.co.uk

1.12 "We", "Us", "Our", "DevCheck", "DevAssess", "DevHelp", "DevAssist" are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist. You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

3.6 In providing search reports and services DevAssist will comply with the Search Code

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

- (i) You fail to make any payment due in accordance with Term 4;
- (ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
- (iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

- (i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.
- (ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by DevAssist.
- (iii) The Services do not include any information relating to the value or worth of the Property or the Company.
- (iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.
- (v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.
- (vi) Time shall not be of the essence with respect to the provision of the Services.
- (vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of DevAssist's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client.

This undertaking is strictly subject to the following conditions:-

- (i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.
- (ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.
- (iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.
- (iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.

IMPORTANT NOTE ON ATTACHED PLANNING DATA

Attached to this report is a separate report provided by a third party.

Devassist will use the planning data only from this report to establish what planning activity there has been within the close vicinity of the land/property being reported on.

This data is a date scrape provided by a third party. DevAssist cannot be held responsible for the quality and accuracy of this planning data. There may be planning applications outside the area studied by DevAssist.

We strongly recommend that you go through this data to establish if there are other planning application outside the studied area that may concern you.

Please be aware that there is a gap from planning applications being registered to when they are captured by the data scrape. Therefore, it is possible that a planning application was submitted after the date the data was gathered.

If you are aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk.

FURTHER INFORMATION

To see some frequently asked questions about our reports, please click on the button below:

FAQs

To find out how our risk bar works, please click on the button below:

THE RISK BAR

We welcome positive reviews. If you would like to leave a review, please do so at:



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Planning Applications

Our Local Authority planning data, sourced from public planning websites, displays records from the preceding 7 years. The purpose of this section is to provide you with information on the types of development which are planned to take place in the surrounding area.

Home Improvements

We have identified the following home improvement applications that may affect the subject property. These typically include extensions, loft conversions, or internal alterations. The applications listed have been submitted within 200 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
18/1168/FUL	14/08/2018	Batchworth Heath Farm House Batchworth Heath Rickmansworth WD3 1QB	Replacement Garage Block & Annexe Accommodation	Approved	28m
18/2194/FUL	20/12/2018	Batchworth Heath Farm House Batchworth Heath Rickmansworth WD3 1QB	Building Alterations (Facade and Internal Modifications)	Approved	28m
23/1221/RSP	17/11/2023	Batchworth Heath Farm House Batchworth Heath Rickmansworth Hertfordshire WD3 1QB	Residential Curtilage Amendments and Landscaping	Approved	168m

Small Residential Developments

We have identified the following small residential developments that may affect the subject property. These generally involve the creation or conversion of up to three dwellings. The applications listed have been submitted within 200 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
There are no planning applications matching this criteria.					

Medium Residential Developments

We have identified the following medium residential developments that may impact the subject property. A medium residential development typically constitutes projects that create or relate to more than three dwellings. The applications listed have been submitted within 200 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
There are no planning applications matching this criteria.					

Large Residential Developments

We have identified the following large residential developments that may affect the subject property. These typically involve the construction of more than ten dwellings. The applications listed have been submitted within 200 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
There are no planning applications matching this criteria.					

Mixed Developments

We have identified the following mixed-use developments that may affect the subject property. These projects vary in size and scope and do not fall into the other categories listed above. The applications listed have been submitted within 200 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
23/0301/RSP	06/04/2023	Batchworth Heath Farm Batchworth Heath Rickmansworth Hertfordshire WD3 1QB	Heat Pump Installation (Retrospective)	Approved	103m
24/1594/FUL	29/11/2024	Batchworth Heath Farm House Batchworth Heath Rickmansworth Hertfordshire WD3 1QB	Permitted Development Rights (Removal of Condition)	Refused	168m