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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

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United Kingdom

Applicant:

Mr Russell Prince

PARTICULARS OF DEVELOPMENT

Application:

24/01604/FP

Proposal:

Change of use of the Former Princess Helena College and associated land from a former all-girls boarding school to 69no. private residential dwellings (Use Class C3), including the conversion of and extension to the main Grade II* Listed House to 35no. new apartments, the conversion of the retained Teaching Block to provide 8 new apartments, the demolition of the existing sports hall building and science block and replacement with 20no. new houses and 2no. new apartments, the conversion of the Tank House and the Pump House buildings to provide 2no. detached dwellings and the erection of 2no. new dwellings located within the summerhouse plantation. The provision of a new car-park together with domestic storage units and covered parking bays to include solar PV Panels, and waste storage units and the provision of new driveways and associated works. Erection of 4 no cart lodges/ports. Erection of new sub-station building and plant room. In addition, the associated landscaping of the site including provision of new pathways and gates and the reinstatement of Grade II* Listed Parks and Gardens and the provision of a new Cricket Pitch and associated Cricket Pavilion. (as amended by plans and supporting documents received November and December 2024)

Location:

Temple Dinsley, (formerly The Princess Helena College),

Plan Nos:

641-KS-01-XX-DR-A-10001	641-KS-01-MB-DR-A-02010
641-KS-01-MB-DR-A-02020	641-KS-01-MB-DR-A-02021
641-KS-01-MB-DR-A-02022	641-KS-01-MB-DR-A-02023
641-KS-01-MB-DR-A-02030	641-KS-01-MB-DR-A-02031
641-KS-01-MB-DR-A-02032	641-KS-01-MB-DR-A-02033
641-KS-01-MB-DR-A-02040	641-KS-01-MB-DR-A-02041
641-KS-01-MB-DR-A-02042	641-KS-01-MB-DR-A-02050
641-KS-01-TB-DR-A-02010	641-KS-01-TB-DR-A-02011
641-KS-01-TB-DR-A-02012	641-KS-01-TB-DR-A-02001
641-KS-01-TH-DR-A-02010	641-KS-01-TH-DR-A-02020
641-KS-03-XX-DR-A-00000	641-KS-03-XX-DR-A-00001
641-KS-03-XX-DR-A-00002	641-KS-03-XX-DR-A-10002
641-KS-03-XX-DR-A-00300	641-KS-03-XX-DR-A-00301
641-KS-03-XX-DR-A-00302	641-KS-03-XX-DR-A-00303
641-KS-03-XX-DR-A-00304	641-KS-03-XX-DR-A-00305
641-KS-03-XX-DR-A-10300	641-KS-03-XX-DR-A-10301
641-KS-03-XX-DR-A-10302	641-KS-03-XX-DR-A-10303
641-KS-03-XX-DR-A-10304	641-KS-03-XX-DR-A-10305
641-KS-03-XX-DR-A-10500	641-KS-03-XX-DR-A-10501
641-KS-03-MB-DR-A-02010	641-KS-03-MB-DR-A-02020
641-KS-03-MB-DR-A-02021	641-KS-03-MB-DR-A-02022
641-KS-03-MB-DR-A-02023	641-KS-03-MB-DR-A-02030
641-KS-03-MB-DR-A-02031	641-KS-03-MB-DR-A-02032
641-KS-03-MB-DR-A-02033	641-KS-03-MB-DR-A-02040
641-KS-03-MB-DR-A-02041	641-KS-03-MB-DR-A-02042
641-KS-03-MB-DR-A-02050	641-KS-03-MB-DR-A-12010
641-KS-03-MB-DR-A-12020	641-KS-03-MB-DR-A-12021
641-KS-03-MB-DR-A-12022	641-KS-03-MB-DR-A-12023
641-KS-03-MB-DR-A-12030	641-KS-03-MB-DR-A-12031
641-KS-03-MB-DR-A-12032	641-KS-03-MB-DR-A-12033
641-KS-03-MB-DR-A-12040	641-KS-03-MB-DR-A-12041
641-KS-03-MB-DR-A-12042	641-KS-03-TB-DR-A-12050
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641-KS-03-TB-DR-A-02012	641-KS-03-TB-DR-A-12010
641-KS-03-TB-DR-A-12011	641-KS-03-TB-DR-A-12012
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641-KS-03-PH-DR-A-12010	641-KS-03-SP-DR-A-02001
641-KS-03-SP-DR-A-02001	641-KS-03-PG-DR-A-02001
641-KS-03-PG-DR-A-02001	641-KS-04-MB-DR-A-02001
641-KS-04-MB-DR-A-02002	641-KS-04-MB-DR-A-12001
641-KS-04-MB-DR-A-12002	641-KS-04-MB-DR-A-12003
641-KS-04-MB-DR-A-12004	641-KS-04-TB-DR-A-02001
641-KS-04-TB-DR-A-12001	641-KS-06-MB-DR-A-12010
641-KS-06-MB-DR-A-12011	641-KS-06-MB-SH-A-90010
641-KS-06-MB-SH-A-90020	641-KS-06-MB-SH-A-90030
641-KS-06-MB-SH-A-90040	641-KS-06-MB-SH-A-90050
641-KS-06-MB-SH-A-90060	641-KS-06-MB-DR-A-02070
641-KS-06-MB-DR-A-02090	641-KS-06-MB-DR-A-12091
641-KS-06-MB-DR-A-12090	641-KS-06-MB-SH-A-90090
641-KS-06-MB-SH-A-90100	

90110	641-KS-06-MB-SH-A-90120	641-KS-06-MB-SH-A-
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90230	641-KS-06-MB-SH-A-90240	641-KS-06-MB-SH-A-
90250	641-KS-06-MB-SH-A-90260	641-KS-06-MB-SH-A-
90270	641-KS-06-MB-SH-A-90280	641-KS-06-MB-SH-A-
90290	641-KS-06-MB-SH-A-90300	641-KS-06-MB-SH-A-
90310	641-KS-06-MB-SH-A-90320	641-KS-06-MB-SH-A-
90330	641-KS-06-MB-SH-A-90340	641-KS-06-MB-SH-A-
90350	641-KS-06-MB-SH-A-90900	641-KS-06-MB-SH-A-
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90960	641-KS-06-TB-SH-A-90360	641-KS-06-TB-SH-A-
90370	641-KS-06-TB-SH-A-90380	641-KS-06-TB-SH-A-
90390	641-KS-06-TB-SH-A-90400	641-KS-06-TB-SH-A-
90410	641-KS-06-TB-SH-A-90420	641-KS-06-TB-SH-A-
90430	641-KS-06-TH-SH-A-90680	641-KS-06-PH-SH-A-
90690	641-KS-30-XX-DR-A-00001	641-KS-30-XX-DR-A-
00002	641-KS-30-MB-DR-A-02010	641-KS-30-MB-DR-A-
02020	641-KS-30-MB-DR-A-02021	641-KS-30-MB-DR-A-
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02042	641-KS-30-MB-DR-A-02050	641-KS-30-TB-DR-A-
02010	641-KS-30-TB-DR-A-02011	641-KS-30-TB-DR-A-
02012	641-KS-30-TB-DR-A-02401	

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 19 July 2024, subject to the following condition(s):

Biodiversity Net Gain

1. 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 North Herts Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission
Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents (including the Heritage Statement Addendum received 19th November 2024) and other plans listed above. Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.
3. The demolition of the sport hall and associated link to the Teaching Block shall be carried out in accordance with the following documents -
 - a. Demolition - AFP Consulting Engineers Method Statement dated 07/11/24 and Demcom Method Statement dated 31/11/24 and the Demolitions Key Plan
 - b. Construction Traffic Management Plan by EAS Transport Planning Ltd (dated 13th December 2024)
 - c. Ecological Impact Avoidance Statement (email dated 18 December 2024)
 - d. Arboricultural Method Statement and associated plan (Sports Hall only) by Sharon Hosegood Associates (dated 20 December 2024)
 - e. Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects (received 20 December 2024)For the avoidance of doubt, demolition is permissible up to but not including the slab of the two structures. Reason: in the interests of residential amenity, to ensure that works are ecologically sensitive and do not result in adverse impacts to protected species, to ensure protection of on site trees, in the interests of land contamination protection and in the interests of protecting any archaeological remains.
4. No development / works shall commence (except for the demolition of the Sports Hall and link to the Teaching Block as identified on the submitted drawings and detailed in the Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects received 20 December 2024) until a phasing plan has been submitted to and approved in writing by the Local planning authority. The phasing plan shall set out the phasing of all building operations (including demolition works) and landscaping works together with the delivery of permissive footpaths. Thereafter, the development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing by the local planning authority. Reason: to ensure a satisfactory standard of development and to

ensure the protection and enhancement of heritage and natural assets within the site.

5. All demolition works shall be carried out in accordance with the AFP Consulting Engineers Method Statement dated 07/11/24, Demcom Method Statement dated 31/11/24 and the Demolitions Key Plan and the Sustainability Assessment by Kay Pilsbury Thomas Architects and SCABAL unless otherwise approved in writing by the local planning authority. Reason: To ensure a satisfactory standard of development and in the interests of residential amenity.
6. None of the trees and hedges identified in the submitted Tree Assessment as being retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed without the prior written agreement of the Local planning authority. Refer to preliminary Arboricultural Assessment. Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.
7. Notwithstanding the details submitted, prior to the commencement of each phase of development as agreed pursuant to condition 4 (except for the demolition of the sports hall and associated link to the Teaching Block - refer to condition 3), the following documents shall be prepared having regard to BS5837 (Trees in relation to construction) and then submitted to and approved in writing by the local planning authority -
 - (i) Arboricultural Method Statement(s)
 - (ii) Tree Protection Plan(s) and a
 - (iii) a Veteran Tree Management Plan
 - (iv) external underground service plan illustrating the routes of all cables and pipes.In relation to demolition of the Sports Hall and associated link to the Teaching Block, demolition works shall be carried out in accordance with the Arboricultural Method Statement and associated plan by Sharon Hosegood Associates (dated 20 December 2024). Thereafter, the development shall be carried out and completed in accordance with the approved details. Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Schedule 2 Part 1 (Classes A, B, C, D, E, F, G and H), Part 2 (Classes A, B, C, D, E and F) and Part 14 (Classes A, B, C, D, E, F, G, H and I) or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the local planning authority. Reason: Given the nature of this development, the local planning authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the Green Belt, to protect arboricultural interests and the ensure the long term protection of the habitats and species. Reason: to ensure that alterations to permitted dwellings are appropriate in a heritage context and to maintain the visual appearance of buildings.
9. Individual private curtilages to each dwelling house shall be as set out of the drawing 641-KS-70-XX-DR-A-11100-Layout-P03 (Land Uses) as identified in light

green unless otherwise agreed in writing by the LPA. Reason: in the interests of residential occupiers amenity and for the avoidance of doubt.

10. Within 6 months of the first occupation of the permitted residential units, footpaths and road crossings and other highway improvements shall be provided along School Lane and Hitchin Road as identified on preliminary EAS Transport Planning drawing SK02 REVA and SK03 REVA. The final details of these works shall be agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works. Reason: To ensure the safety and convenience of occupants and other pedestrians between the site and the public highway and village.
11. The development shall be carried out in complete accordance with the Demolition and Construction Management Plan/ Construction Traffic Management Plan by EAS Transport Planning Ltd (dated 13th December 2024) unless otherwise agreed in writing by the local planning authority. Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.
12. Car and cycle parking facilities shall be made available for use for both residents and visitors before occupation of individual units and thereafter retained in perpetuity. Reason: to ensure that there is adequate parking facilities for residents and visitors in the interests of visual amenity and highway safety.
13. Prior to the commencement of any hard landscaping works, full details of all hard landscaping (including repairs to curtilage listed terraces, walkways and structures and retaining walls and features) for each phase as identified on the approved phasing plan shall be submitted to and approved in writing by the local planning authority. The detailed proposals shall be broadly in accordance with the preliminary landscaping plans provided by George Carter Garden Design and Livingston Eyre Associates hereby approved as part of this consent/permission. Where appropriate, sectional drawings to illustrate levels, ramps, gradients, retaining walls and other features shall be provided. The development shall be carried out in accordance with the approved details and completed in accordance with the phasing plan. Reason: to ensure that the registered park and gardens and wider grounds are restored and planted in an appropriate manner in the interests of protecting and enhancing heritage assets.
14. Prior to the commencement of any soft landscaping works, full details of all soft landscaping proposals including boundary treatments (including garden restoration scheme) for each phase as identified on the phasing plan shall be submitted to and approved in writing by the local planning authority. The detailed proposals shall broadly in accordance with the preliminary landscaping plans provided by George Carter Garden Design and Livingston Eyre Associates submitted with the application. It shall include full details of a Community Growing Space in the small herbaceous border to comprise either conventional allotments or other shared community growing space as outline on Livingston Eyre's Landscape Strategy received 20/11/24 and which shall be made available for residents within 6 months of the full occupation of the Main Building refurbishment. The development shall be carried out in accordance with the approved details and completed in accordance with the phasing plan. Reason: to ensure that the registered park and gardens and wider grounds are restored and planted in an appropriate manner in the interests of protecting and enhancing heritage assets.

15. Within 6 months of the final occupation of the residential development hereby permitted, a Comprehensive Management and Maintenance Plan (CMMP) for the Registered Park and Gardens and wider parkland grounds including management responsibilities, maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) and the approach to dealing with the replacement of failed new planting shall be submitted to and approved in writing by the local planning authority. Thereafter, the Plan shall be implemented in accordance with the approved details. Reason: to ensure that the Registered Park and Garden and wider grounds are maintained in an appropriate manner in perpetuity.
16. With the exception of above slab level demolition works of buildings identified on the Key Demolitions Plan, no other demolition or development works shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
 - A. The programme and methodology of site investigation and recording
 - B. The programme for post investigation assessment
 - C. Provision to be made for analysis of the site investigation and recording
 - D. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - E. Provision to be made for archive deposition of the analysis and records of the site investigation
 - F. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of InvestigationReason: to ensure the protection of heritage assets of archaeological interest.
17. Other than the demolition works up to but not including the slab level as defined in the AFP Consulting Engineers Method Statement dated 07/11/24 and the Demcom Method Statement dated 31/11/24 and the Demolitions Key Plan, no other development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 17. Reason: to ensure the protection of heritage assets of archaeological interest.
18. A phase of development (as agreed by condition 4) shall not be occupied for residential purposes until the site investigation and post investigation assessment has been completed in accordance for that phase with the programme set out in the Written Scheme of Investigation approved under condition 17 and the provision made for analysis and publication where appropriate. Reason: to ensure the protection of heritage assets of archaeological interest.
19. The development shall be carried out in accordance with the Gillieron Scott Acoustic Design Feasibility Report submitted with the application and dated 01.07.24 unless otherwise approved in writing by the Local planning authority. Reason: to ensure residents have a satisfactory noise environment.
20. The development shall be implemented in accordance with the Community Liaison Strategy as set out in paragraphs 3.34 - 3.36 of the Construction Traffic

Management Plan. Reason: in the interests of residential amenity for the duration of construction works.

21. Noisy construction activities (i.e. noisy at a nearby residential receptor or other near noise sensitive premises) shall occur only between 0800 and 1800 hours Monday to Friday and between 0800 and 1300 hours on Saturdays. There shall be no noisy works on Sundays or Bank/Public Holidays. Reason: to protect the amenity of nearby residential occupiers.
22. Prior to the commencement of construction works on new buildings works for each phase as identified on the phasing plan approved under condition 4 (except for the demolition of the sports hall and associated link to the Teaching Block) up to but not including slab level), a Phase 2 contamination investigation report shall be submitted to and approved in writing by the Local planning authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the local planning authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action. The demolition of the sports hall and associated link to the Main Building shall be carried out in accordance with the Demolition Management Strategy documents AFP Consulting Engineers Method Statement dated 07/11/24 and the Demcom Method Statement dated 31/11/24 and the Demolitions Key Plan. Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.
23. Prior to any dwelling hereby permitted being occupied under each phase of development (as agreed under condition 4), a land contamination validation report shall be submitted and approved in writing by the local planning authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works. Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.
24. If during any phase of development (as agreed under condition 4) contamination is found during development works, it shall be reported in writing immediately to the local planning authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be submitted to and approved in writing to the Local planning authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the relevant phase of development should be occupied until all remedial and validation works have been approved in writing by the local planning authority. Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.
25. Prior to occupation of each of the permitted dwellings, Electric Vehicle (EV) domestic charging points shall be installed for each dwelling in accordance with approved plans and details and shall be available for use. Thereafter, the EV charging points shall be retained in perpetuity unless otherwise agreed in writing by the local planning authority. Reason: To contribute to the objective of providing

a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

26. Prior to the occupancy of each dwelling, the relevant external waste storage facilities shall be made available for residents of the relevant dwelling(s). Upon completion of the development, all waste storage areas shall be retained in perpetuity for waste storage purposes. Reason: To ensure satisfactory areas are made available for waste storage for dwelling occupiers and in the interests of visual amenity of the site and setting of heritage assets.
27. The development shall be carried out in accordance with the Energy Statement prepared by CBG Consultants where amended by the Sustainability Assessment submitted by SCABAL and Kay Pilsbury Thomas Architects 19th November 2024. Reason: for the avoidance of doubt and to ensure that the development delivers the specified sustainability benefits.
28. Within 6 months of final occupation of the development, a post construction energy and sustainability statement shall be submitted to and approved in writing by the local planning authority confirming the actual Passive Design & Fabric Performance (Theme 1) and Achieving low-carbon energy performance of the development (Theme 2) compared to the approved pre-construction Energy Statement and Sustainability Assessment. Reason: to ensure that the development is energy efficient and delivers the specified sustainability benefits as set out in the approved Energy Statement and Sustainability Assessment.
29. Prior to the commencement of any works to the buildings known as Main Building, Science Block, Tank House and Pump House, the developer shall submit either (a) a licence issued by Natural England authorizing the specified activity/development to go ahead; or (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence. Works may only commence to these buildings once the local planning authority has provided its written approval of the licence or statement. Reason: to ensure that protected species are adequately protected.
30. Prior to the commencement of each phase of development as agreed under condition 4 (except for the demolition of the sports hall and the associated link to the Teaching Block), an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures and if appropriate, hedgehog pathways, has been submitted to and approved in writing by the Local Planning Authority. The content shall include the following -
 - a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing the works;
 - f) details of initial aftercare and long-term maintenance.

Thereafter, the works shall be carried out strictly in accordance with the approved details and be retained in that manner thereafter. Reason: to ensure that the development delivers appropriate wildlife improvement measures in the interests of biodiversity and ecology.

31. Prior to the commencement of construction works on new buildings for each phase as agreed under condition 4 (except for the demolition of the sports hall and the associated link to the Teaching Block), a lighting design strategy addressing the issues as set out below shall be submitted to and approved in writing by the local planning authority.

(A) Biodiversity

(i) identify those areas/features on site to which bats and other nocturnal species are particularly sensitive and that are likely to cause disturbance in or around their breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging, and;

(ii) provide full details of all external lighting proposals (both freestanding and attached to buildings and structures) to comprise locations, cable routes, design and appearance, appropriate lighting contour plans and technical specifications together with a written statement by a suitably qualified person explaining how the proposals will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

(B) heritage assets

(i) identify locations of proposed lighting together with cable routes, design and appearance and lux levels.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed unless agreed in writing by the local planning authority.

Reason: in the interests of ecology and habitat and species protection, in the interests of protecting the character of the Green Belt, in the interest of protecting trees within the plantation and in the interests of protecting heritage assets.

32. Prior to the commencement of any engineering works associated with the approved East Car Park, details of a lockable grille to secure the entrance to the Ice House to allow bat access and prevent humans or domestic pets from entering shall be submitted to and approved in writing by the local planning authority.

Thereafter, the grille shall be installed before the East Car Park is first brought into use. Reason: The Ice House is identified as a Local Wildlife Site (LWS) due to its value as a hibernation roost for Daubenton's, Natterer's and Brown Long Eared bats and in the interests of species and habitat protection.

33. Prior to the commencement of development including ground works or vegetation clearance (except for the demolition of the sports hall and associated link to the Teaching Block), a Biodiversity Construction Environmental Management Plan (BCEMP) has been submitted to and approved in writing by the local planning authority. The BCEMP should be informed by the Ecological Appraisal provided with the application dated July 2024 and include the following -

- a) Risk assessment of potentially damaging construction activities (excluding the .
- b) Identification of "biodiversity protection zones".
- c) Practical measures to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved BCEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. Reason: to ensure the protection of species and habitats.

34. Prior to the commencement of any construction works to the Summer House or Harwood House properties, full details of external living spaces to include but not limited to hardstanding areas, patios, decking areas have been submitted to and approved in writing by the local planning authority. The development of these two properties shall be carried out in accordance with approved details and those approved pursuant to this condition. Thereafter, the proposals shall be retained in perpetuity unless expressly approved by a new planning permission. Reason: in the interests of protecting the Green Belt, protecting trees within the plantation and in the interests of ecology and habitat and species protection.
35. Prior to the commencement of the properties known as Summer House and Harwood House, a bat monitoring programme for the summerhouse plantation area shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved programme. Reason: in the interests of protecting bats and their habitats.
36. Prior to the commencement of the East Car Park, full details of the energy centre, waste storage area, all brick wall(s), equipment and storage enclosures, arboricultural method statement, surfacing materials and sections, footpaths and steps and garden gate, lighting, external materials, boundary details, hard and soft landscaping and sections to illustrate relationship of existing and proposed slab levels and structures shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
37. No more than 18 new build dwellings hereby permitted shall be occupied until the conversion and restoration works to the Main Building and attached buildings, Teaching Block, Tank House and Pump House has been substantially completed. Reason: to ensure the heritage assets are restored, renovated and brought back into use in a timely manner.
38. Prior to the occupation of the 62nd residential unit, full details of the interpretation panels for the Main Building, Ice House, Piggery and formal gardens (their location, design, materials and content) shall be submitted to and approved in writing by the local planning authority. The boards shall be installed prior to 100% occupation of the approved residential units in accordance with the approved details and shall be permanently maintained as such. Reason: to better reveal the significance of the heritage assets on the site.
39. No service meters, broadband, alarm or telecommunication boxes or other utility or service boxes shall be fixed to the external fabric of the buildings unless

otherwise agreed in writing by the local planning authority. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.

40. Prior to the first commencement of any new brickworks on site, a sample panel of 1 square metre minimum shall be erected on site to show areas of new exterior walling shall be approved in writing by the local planning authority. The sample panel shall indicate brick type, bond, copings, mortar mix, colour and pointing profile. The sample panel shall be retained on site for the duration of the development. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
41. Prior to the commencement of construction works on new buildings works for each phase as agreed under condition 4 (except for the demolition of the sports hall and associated link to the Teaching Block), a schedule of the manufacturer, product types and colour finishes of the external materials to be used shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
42. Prior to the installation of new external staircases, balustrades and balconies (including roof walkways) at the Main Building as identified on the phasing plan, full details of these to include section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
43. Prior to the installation of new windows and cills, full details for each phase as identified on the approved phasing plan to include sections and elevations at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
44. Prior to the installation of rooflights on the Main Building, Teaching Block, Tank House and Pump House as identified on the phasing plan, full details and specification shall be submitted to and approved in writing by the local planning authority. These shall be of low profile conservation type. Thereafter, the development / works shall be carried out in accordance with the approved details. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
45. Prior to the installation of any proposed new external doors, full details including architraves to be used, for each phase as identified on the phasing plan as appropriate, by section and elevation at scales between 1:20 and 1:1 shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / works shall be implemented in accordance with the approved

details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.

46. Prior to the commencement of repairs to roof structure and finishes, including gutters in the Main Building as identified on the phasing plan, a method statement and specification shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
47. Prior to the commencement of the dropping of window sill levels within the attic roof within the Main Building as identified on the phasing plan, a method statement shall be submitted to and approved in writing by the local planning authority. Thereafter the development / works shall be implemented in accordance with the approved details and shall be permanently maintained as such. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
48. Prior to the installation of the proposed glazed links and glazed screen to the well at the Pump House, as identified on the phasing plan, full details of this comprising section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Thereafter, the development / work shall be carried out in complete accordance with such approved details. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
49. Prior to the installation of the Cricket Pavilion, full details of external materials shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details and shall be permanently maintained as such. Reason: Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.
50. Prior to the first use of the cricket pitch, details of a covered bicycle shelter shall be submitted to and approved in writing by the local planning authority. The details shall include necessary drawings to illustrate the design and location of the shelter. The Shelter shall make provision for a minimum of 5 bicycles. Thereafter, the shelter shall be installed within 6 months of the first use of the cricket pitch and shall be permanently maintained as such. Reason: to ensure adequate provision is made for cycle storage and to encourage non car modes of transport.
51. Prior to the commencement of the construction of all new buildings as identified on the phasing plan, full details of existing and proposed slab and ground levels shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in complete accordance with the approved details. Reason: to ensure a satisfactory standard of development in the interests of protecting the setting and appearance of heritage assets.
52. Prior to the first use of the permissive paths, the approved boundary treatments demarking paths shall be erected and thereafter maintained in perpetuity. Reason: to ensure pedestrian safety from grazing cattle and to demark private and public spaces through the site.

53. With the exception of the existing pavilion building, all the buildings and structures identified on the Demolitions Key Plan shall be removed in accordance with the phasing plan as agreed under condition 4. Reason: to ensure that the replacement buildings and structures comply with Green Belt and Vacant Building policies.
54. Prior to the commencement of development (except for the demolition of the Sports Hall and link to the Teaching Block as identified on the submitted drawings and detailed in the Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects received 20 December 2024), construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA & Drainage Strategy (dated 18 February 2025, REF 5201/2024 REV C) and Drawings (included in the above) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority. Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policies of North Herts Council.
55. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated 18 February 2025, REF 5201/2024 REV C), with all new residential dwellings to have a finished floor level raised a minimum of 300mm above any flood level and 150mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority. Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Herts Council.
56. No development / works shall commence (except for the demolition of the Sports Hall and link to the Teaching Block as identified on the submitted drawings and detailed in the Method Statement Sports Hall Abutment Demolition by Kay Pilsbury Thomas Architects received 20 December 2024) until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details. Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all Surface water Drainage features are adequately protected.
57. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development, a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to condition 54. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the flood risk is adequately

addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of North Herts Council.

58. Prior to commencement of construction of the cricket square and outfield, a contractor's specification for the detailed design of the cricket square and outfield works prepared in accordance the approved 'Preston Cricket Club New Cricket Ground Feasibility Study (prepared by Total Turf Solutions), dated February 2024' which includes an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The cricket square and outfield works shall be implemented in accordance with the approved specification and implementation programme. Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with local plan policy SP10.
59. No refurbishment of the tennis courts shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:
 - (i) A detailed assessment of the quality of the tennis courts be undertaken (including surfacing, fencing and, line markings) to identify constraints which affect facility quality; and
 - (ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the tennis courts will be improved to an acceptable quality including an implementation programme shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. Reason: To ensure that the tennis courts are improved in practice to an adequate standard and are fit for purpose and to accord with local plan policy SP10.
60. Prior to the proposed new permissive path from the Dower House being first brought into use, details of alterations to existing boundary wall and gate where new access is proposed onto Hitchin Road shall be submitted to and approved in writing by the local planning authority. Thereafter, the alterations and gate shall be implemented in accordance with the approved details and be made available for pedestrian use in accordance with the phasing plan approved under condition 4. Reason: in the interests of visual amenity and to protect the setting and appearance of heritage assets.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015

Informative/s:

1. Storage of materials: 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
2. External materials informative:

Further to condition X (external materials), with regards to submitting details to the Council when an application to discharge the condition is made, in the first instance please provide a website link / photographs / brochure details of the proposed material choice. If it is necessary to submit an actual sample, this Council will only accept a single brick or tile or sample panel without prior agreement. If you need to submit a sample larger than this, please contact the named case officer for your discharge of condition application to determine if the materials are to be viewed on site or if it / they can be delivered to the NHDC Council Offices. In the event that a larger sample is delivered to the Council Offices please ensure that you arrange collection / removal of the sample once the discharge of condition application is agreed.
3. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.
4. All Public Rights of Way (RoW) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works.
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.
6. Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act

1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

7. Construction standards for works within the highway. The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission and requirements. 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. Highway to remain private: The applicant is advised that all new highway routes within the development site are likely to remain unadopted and the developer should put in place a permanent arrangement for long term maintenance. At the entrance of the new estate the road name plate should indicate that it is a private road to inform purchasers of their future maintenance liabilities. 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.
9. A Travel Plan for the development consisting of a written agreement with the County Council which sets out a scheme to encourage, regulate, and promote green travel measures for owners, occupiers, and visitors to the Development in accordance with the provisions of the County Council's 'Travel Plan Guidance for Business and Residential Development', which is subject to an overall sum of £6,000 payable before occupation of the development. This 'evaluation and support contribution' is to cover the County Council's costs of administering and monitoring the objectives of the Travel Plan and engaging in any Travel Plan Review. Indexation of this figure will be based on the Consumer Price Index from the date planning is granted to the date the contribution is paid. The applicant's attention is drawn to Hertfordshire County Council's guidance on residential/commercial Travel Plans: www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-developmentmanagement.aspx#DynamicJumpMenuManager_1_Anchor_5
Our Travel Plan team can provide further advice at travelplan@hertfordshire.gov.uk.
10. The Public Right of Way(s) should remain unobstructed by vehicles, machinery, materials, tools and any other aspects of the construction during works. Safe passage past the site should be maintained at all times for the public using this route. The condition of the route should not deteriorate as a result of these works. Any adverse effects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) should be made good by the applicant to the

satisfaction of the Highway Authority. No materials shall be stored or left on the Highway including Highway verges. If the above conditions cannot reasonably be achieved, then a Temporary Traffic Regulation Order (TTRO) would be required to close the affected route and divert users for any periods necessary to allow works to proceed, for which a fee would be payable to Hertfordshire County Council. Further information is available via the County Council website at <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/rights-of-way/rights-of-way.aspx> or by contacting Rights of Way, Hertfordshire County Council on 0300 123 4047

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 17 July 2025

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £298 per request or £86 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any

number of conditions may be included on a single request. The form is available via the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority (LPA) 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-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 tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to

develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 **Cadent Gas Informative:**

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

