DELEGATED FILE NOTE

CASE OFFICER: ...Ben Glover.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00742/FP	Conversion of two existing outbuildings to create one 2-bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse)	Rustling End Farm Codicote Hitchin Hertfordshire SG4 8TD

Submitted Plan Nos

01 03A 04 05 06B 07A 08A

1.0 Policies

1.1 **North Hertfordshire District Local Plan No.2 with Alterations**

Policy 6 – Rural Area Beyond the Green Belt
Policy 25 – Re-use of Rural Buildings
Policy 26 – Housing Proposals
Policy 29 – Rural Housing Needs
Policy 55 – Car Parking Standards
Policy 57 – Residential Guidelines and Standards

1.2 **National Planning Policy Framework**

Paragraph 14 – Presumption in favour of sustainable development
Paragraph 17 – Core planning principles
Chapter 1 – Building a strong competitive economy
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring good Design
Chapter 8 – Promoting healthy communities
Chapter 11 – Conserving and enhancing the natural environment
Chapter 12 – Conserving and enhancing the historic environment

1.3 **North Hertfordshire Draft Local Plan 2011-2031 - (Approved by Full Council April 2017)**

Strategic Policies:
SP1: Sustainable development in North Hertfordshire
SP2: Settlement Hierarchy
SP6: Sustainable transport
SP8: Housing
SP9: Design and sustainability
SP13: Historic environment

Development Management Policies:

CGB11: Rural Areas beyond the Green Belt
CGB4: Existing rural buildings
T1: Assessment of transport matters
T2: Parking
D1: Sustainable Design
D3: Protecting living conditions
D4: Air quality
HE1: Designated Heritage Assets

1.4 **Supplementary Planning Document**

Vehicle Parking at New Development SPD (2011)
Design SPD (2011)

2.0 **Site History**

2.1 18/00743/LBC - Internal and external alterations to 2no. outbuildings to facilitate conversion of 1no. outbuilding to 1-bed ancillary annex (to existing farmhouse) and 1no. outbuilding to 2-bed dwelling with separate vehicular access – Pending Consideration.

3.0 **Representations**

3.1 **Site Notice:**

Start Date: 03/04/2018 Expiry Date: 24/04/2018

3.2 **Press Notice:**

Start Date: 05/07/2018 Expiry Date: 26/04/2018

3.3 **Neighbouring Notifications:**

N/A

3.4 **Parish Council / Statutory Consultees:**

Herts and Middlesex Wildlife Trust – Objection "*The Design and Access Statement makes reference to a bat survey conducted by RammSanderson Ecology, yet none appears on the planning portal. This needs to be made available to enable scrutiny before a decision can be made*"

Codicote Parish Council – No objection.

Knebworth Parish Council – No comments received.

NHDC Conservation Officer – "*Subject to conditions, I raise **NO OBJECTION** on the basis that the proposal will not harm the setting to Rusling End Farmhouse or the curtilage-listed outbuildings, therefore, will satisfy the provisions of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Sections 7 and 12 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Submission, October 2016).*"

HCC Highways – "*Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:*
1. Prior to the first use of the proposal, the car parking spaces and turning areas as shown on drawing number 17/215-03 shall be provided and appropriately marked out within the curtilage of the site. The parking facilities shall be kept available solely for the parking of motor vehicles and the turning areas shall therefore be permanently retained as provided thereafter.
2. Prior to the first use of the proposal, the existing access shall be constructed in a hard surfacing material for the first 8 metres from the edge of the carriageway, to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction
REASONS for the recommendation above:

1. In the interests of highway safety and amenity and to allow vehicles to enter and leave the site in forward gear in the interests of highway safety.
2. To prevent loose material from passing onto the public highway which may be detrimental to highway safety
HIGHWAY INFORMATIVE:
HCC recommends inclusion of the following highway informative to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:
1. Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall follow the link below;
https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx or call on 0300 1234 047 to obtain the requirements for the appropriate agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.
REASON:
1. To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.
COMMENTS
The application comprises of the conversion of two existing outbuildings to create one 2- bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse)
VEHICLE ACCESS
The property is located along the classified C29 local access road subject to a derestricted speed limit.
Within section 6 of the application form Pedestrian and vehicle access, roads and rights of way, the applicant has implied that there is no new or altered vehicle access proposed to the existing vehicle access to or from the public highway to the property.
The drive and proposed turning areas have sufficient room for vehicles using the proposal to enter and exit the development in forward gear.
Vehicular visibility will not be altered by the residential development proposed.
Hertfordshire County Council as Highway Authority has considered that the proposal would not have an unreasonable impact on the safety and operation of the adjoining highways subject to the above planning conditions and highway informative."

Environmental Health – *No objection subject to conditions and informatives*

Waste and Recycling – "*Although I could see no reference to waste and recycling provision there is sufficient off street storage space available for bins.*

Separate internal storage provision for waste should be provided in kitchen areas to support the recycling of different waste streams to support the National Planning Policy for Waste's requirements to support driving waste up the waste hierarchy.

The surface to the collection point should be uninterrupted, level with no gravel or similar covering, and have a width to enable the easy passage of wheeled bins. For two-wheeled bins this should be 1 metre wide (including doorways), with a maximum gradient of 1:12.

Storage areas should be conveniently located with easy access for residents - residents should not have to take their waste and recycling more than 30metres to a bin storage area, or take their waste receptacles more than 25metres to a collection

point, (usually kerbside) in accordance with Building Regulations Approved Document H Guidance.

Pull distances to the collection vehicle should not exceed 15m in accordance with BS5906:2005.

Pull distances from the storage point to the collection point should not be within close proximity to parked cars.

The applicant should note that collections occur from the kerbside and residents will be required to present their bins in this location on collection day. If the collection vehicle is expected to enter the site, then vehicle tracking would be required.

For houses, bins should be ordered direct from the Council's contractor 2 weeks in advance of first occupation to ensure they arrive in time for the first residents moving in.

Further advice on waste provision for developments is available on our website. http://www.north-herts.gov.uk/home/planning/waste-and-recycling-provision"

Hertfordshire Fire and Rescue – "*I refer to the above mentioned application and am writing in respect of planning obligations sought by the County Council towards fire hydrants to minimise the impact of development on Hertfordshire County Council Services for the local community. Please note that this does not cover all Hertfordshire Property Services and we may contact you under combined separate cover regarding a specific and demonstrated need for early years provision, primary education, secondary education, library, youth, waste and adult care services.*

Based on the information provided to date we would seek the provision of fire hydrant(s), as set out within HCC's Planning Obligations Toolkit.

All developments must be adequately served by fire hydrants in the event of fire. The County Council as the Statutory Fire Authority has a duty to ensure fire fighting facilities are provided on new developments. HCC therefore seek the provision of hydrants required to serve the proposed buildings by the developer through standard clauses set out in a Section 106 legal agreement or unilateral undertaking.

Buildings fitted with fire mains must have a suitable hydrant provided and sited within 18m of the hard-standing facility provided for the fire service pumping appliance.

The requirements for fire hydrant provision are set out with the Toolkit at paragraph 12.33 and 12.34 (page 22). In practice, the number and location of hydrants is determined at the time the water services for the development are planned in detail and the layout of the development is known, which is usually after planning permission is granted. If, at the water scheme design stage, adequate hydrants are already available no extra hydrants will be needed.

Section 106 planning obligation clauses can be provided on request.

Justification

Fire hydrant provision based on the approach set out within the Planning Obligations Guidance - Toolkit for Hertfordshire (Hertfordshire County Council's requirements) document, which was approved by Hertfordshire County Council's Cabinet Panel on 21

January 2008 and is available via the following link: www.hertsdirect.org/planningobligationstoolkit

The County Council seeks fire hydrant provisions for public adoptable fire hydrants and not private fire hydrants. Such hydrants are generally not within the building site and are not covered by Part B5 of the Building Regulations 2010 as supported by Secretary of State Guidance "Approved Document B".

In respect of Regulation 122 of the CIL Regulations 2010 the planning obligations sought from this proposal are:

(i) Necessary to make the development acceptable in planning terms.

Recognition that contributions should be made to mitigate the impact of development are set out in planning related policy documents. The NPPF states "Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Conditions cannot be used cover the payment of financial contributions to mitigate the impact of a development (Circular 11/95: Use of conditions in planning permission, paragraph 83).

All developments must be adequately served by fire hydrants in the event of fire. The County Council as the Statutory Fire Authority has a duty to ensure fire fighting facilities are provided on new developments. The requirements for fire hydrant provision are set out with the Toolkit at paragraph 12.33 and 12.34 (page 22).

(ii) Directly related to the development;

Only those fire hydrants required to provide the necessary water supplies for fire fighting purposes to serve the proposed development are sought to be provided by the developer. The location and number of fire hydrants sought will be directly linked to the water scheme designed for this proposal.

(iii) Fairly and reasonable related in scale and kind to the development.

Only those fire hydrants required to provide the necessary water supplies for fire fighting purposes to serve the proposed development are sought to be provided by the developer. The location and number of fire hydrants sought will be directly linked to the water scheme designed for this proposal.

I would be grateful if you would keep me informed about the progress of this application so that either instructions for a planning obligation can be given promptly to our legal team if your authority is minded to grant consent or, in the event of an appeal, information can be submitted in support of the requested provision."

HCC Ecology – No objections to the proposed development.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 Rusling End Farm is a Grade II Listed Building with four additional buildings in close proximity to the listed farmhouse. The farmhouse list entry reads as follows:

"*Farmhouse. C17 timber frame. Late C18 or early C19 red brick casing. Gable ends have some C17 flint and red brick chequered walling. Plain tile roof. 2 storeys. 5*

windows, those of qround floor segmental headed. 2-light C20 casements. Door on right centre in c1970 tile-hung porch. External left chimney stack. Rear gabled projection on riqht with some exposed timber framing. Interior has exposed beams and joists forming 3-4 bays.

In this case, the buildings, including the two barns subject of this application, are considered to be curtilage listed.

Barn 1 is sited to the south of the farmhouse and is a former agricultural building. The building is L-shaped with a double height main barn building and single storey stable type projection extending toward the farmhouse.

Barn 2 is sited to the east of the farmhouse and also features an L-shaped form and similar layout with a double height barn building and single storey storage projecting off the west elevation of the main barn.

4.2 **Proposal**

4.2.1 Planning permission is sought for the conversion of Barn 1 into a new separate two bedroom dwelling with separate access and parking from the rest of the Rusting End Farm site. The conversion includes the alteration to openings and insertion of fenestration.

4.2.2 Permission is also sought for the conversion of Barn 2 to provide an ancillary leisure annex with one bedroom in association with the farmhouse. Barn 2 would retain the existing domestic annex used by the farmhouse.

4.3 **Key Issues**

4.3.1 The main issues of relevance to the application are the principle of the development; sustainability of development; design, layout and the impact on the street scene; the impact upon the amenities of adjoining and future occupies and the impact on car parking and highways.

Principles of Development:

4.3.2 The application site is situated within a rural area beyond the green belt north of Codicote. Policy 6 of the District Local Plan states that the Council will "maintain the existing countryside and, villages and their character". However, Policy 25 allows for the re-use of rural buildings for residential purposes provided that there would be no adverse impact on the local rural economy, the building would not require extensive alteration, rebuilding and/or extension.

4.3.3 Paragraph 14 of the National Planning Policy Framework and its "presumption in favour of sustainable development" is engaged as follows:

"*For decision taking… granting permission unless… any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as a while*"

4.3.4 The proposed development would involve the re-use of existing rural buildings for residential purposes, both ancillary and new independent residential units. The proposal would result in the gain of one additional housing unit that would contribute to meeting a rural housing need. The scheme would maintain and enhance the character of the site whilst respecting the Grade II Listed Building. Furthermore, the development

would sustain the significance of this heritage asset by bringing back into viable use the two curtilage listed barns. The proposal is therefore compliance with the policies set out within the District Local Plan and the National Planning Policy Framework (NPPF).

Sustainability:

4.3.5 Paragraph 7 of the NPPF sets out the three aspects to sustainable development, economic, social and environmental. Paragraph 8 states that:

"*These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.*"

4.3.6 The application site is situated within a rural setting. Whilst not a sustainable location, the development would result in a positive improvement in the quality of the built, natural and historic environment. Paragraph 131 of the NPPF states that "*In determining planning applications, local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their* conservation". The proposal would bring back into use dilapidated curtilage listed buildings and therefore contribute positively to the built and historic environment, whilst not resulting in any unacceptable loss to the natural environment.

4.3.7 Whilst the application site is not situated within a sustainable location with regards to siting within a rural area of the district, given the above, it is considered that the proposal would not result in any unacceptable adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.

Design, Appearance and Impact on the Listed Building:

4.3.8 The NPPF attaches great importance to the design of the built environment, stating "*good design is a key aspect of sustainable development… and should contribute positively to making places better for people*" It stresses the need to plan positively for the achievement of high quality and inclusive design for all development. Whilst it states that Local Authorities should not impose architectural styles of particular tastes, it reinforces that it is also important to consider local character and distinctiveness, continuing that "*permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions*"

4.3.9 The proposed development consist of the conversion of Barn 1 into a new separate and independent dwelling accessed via a separate access. The application proposes the conversion of Barn 2 into an annex. The proposal seeks the alterations, both internal and external to the existing buildings. It is considered that the alterations proposed would be sympathetic given that no extensions or significant additions are proposed within the plot.

4.3.10 The proposed development would not significantly alter the existing character or built form of this group of buildings. The proposal would therefore not result in an unacceptable impact upon the character and appearance of the area in which the

development would take place. Furthermore, the proposal represents a sympathetic conversion of both outbuildings in consideration of the Grade II Listed Building.

Impact on neighbouring properties:

4.3.11 A core planning principle as set out in the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in Policy 57 of the District Local Plan.

4.3.12 The application site is currently an isolated plot. Following the development and the separation of the site into two separate residential units, it is considered that no adverse impact upon the light, privacy or amenity would arise as a result of the development. Whilst some views of the properties would be afforded, it is considered these would be limited and would not result in an unacceptable loss of privacy. Furthermore, the erection of a wall around the boundary of the proposed new dwelling would partially mitigate any loss of privacy.

Standard of accommodation:

4.3.13 The proposed new dwelling would provide an acceptable standard of living accommodation with a suitable amount of residential amenity land and parking. All habitable rooms would be served by openable, clear glazed windows that would allow sufficient levels of light and ventilation, and outlook for future occupiers.

Highways and Parking:

4.3.14 The proposed new dwelling would result in the creation of a two bedroom property. There would be two car parking spaces provided to the dwelling, which is considered sufficient for the resulting property. The existing dwelling and annex would continue to maintain sufficient parking with space for four to five cars. It is considered that no car parking issues would arise as a result of the proposed development.

4.3.15 The new dwelling would be accessed separately form the main site and existing access point. The new dwelling would be served by the existing vehicle access to and from the public highway that joins a driveway leading up to the proposed new dwelling. Following consultation with Hertfordshire County Council Highways, it is considered that there would be sufficient room for vehicles entering and exiting the development and no unreasonable impact upon safety or operation of the adjoining highway would arise.

Ecology and Biodiversity:

4.3.16 Evidence of bats roosting in Barn 2 has been identified as part of a report carried out in mid 2016. No evidence of bats roosting in Barn 1 has been identified. Whilst the development would result in the loss of a known bat roost, suitable mitigation has been provided to safeguard bats and ensure their conservation status is maintained.

4.3.17 Hertfordshire Ecology have raised no objections to the proposals. However, given that bats have been identified as roosting within the application site, a European Protected Species Licence will be required to lawfully process prior to development.

4.4 **Conclusion**

4.4.1 The proposed development is considered acceptable, as the development would not result in an adverse impact upon the character and appearance of the Grade II Listed

Building, Curtilage-listed buildings or locality. There would be no adverse impacts on the amenities of neighbouring properties, and a satisfactory quality of environment would be provided for future occupiers. Car parking requirements are acceptable. The proposal would comply with both Local and National Planning Policies .

5.0 **Recommendation**

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

1. The development hereby permitted shall be begun before the expiration of 3 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 and 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. Notwithstanding drawing no. 17/215-08A, a sample panel indicating brick type, bond and mortar together with sample flint work, to be constructed between points A and B on drawing no. 17/215-03A, shall be made available for inspection and approved in writing by the Local Planning Authority prior to the commencement of this part of the development hereby approved.

   Reason: To safeguard the setting to Rusling End Farmhouse and the curtilage-listed outbuildings.

4. Details of the boundary treatment to form:

   i) the garden enclosure on the south side of Barn 1; and
   ii) the vehicular entrance to Barn 1;

   as shown on indicatively on drawing no. 17/215-03A, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of this part of the development hereby approved.

   Reason: To safeguard the setting to Rusling End Farmhouse and the curtilage-listed outbuildings.

5. Prior to the first use of the proposal, the car parking spaces and turning areas as shown on drawing number 17/215-03A shall be provided and appropriately marked out within the curtilage of the site. The parking facilities shall be kept available solely for the parking of motor vehicles and the turning areas shall therefore be permanently retained as provided thereafter.

   Reason: In the interests of highway safety and amenity and to allow vehicles to enter and leave the site in forward gear in the interests of highway safety.

6. Prior to the first use of the proposal, the existing access shall be constructed in a hard surfacing material for the first 8 metres from the edge of the carriageway, to the current specification of Hertfordshire County Council and to the Local Planning Authority's satisfaction.

   Reason: To prevent loose material from passing onto the public highway which may be detrimental to highway safety.

7. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

   (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

   (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
   (ii) The results from the application of an appropriate risk assessment methodology.

   (c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

   (d) This site shall not be occupied, or brought into use, until:

   (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
   (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

   (e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

   Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

8. Prior to occupation, the two-bed dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point.

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.

9. The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Rusling End Farm.

Reason:To avoid the creation of a new dwelling contrary to the planning policies applicable to the area and to avoid the occupation of two separate dwellings by persons unconnected with each other as this would result in an unsatisfactory relationship and inadequate standard of amenity for both properties.

10. The development hereby permitted shall be carried out in accordance with Bat Survey Report Ref. RSE_703_01_V1 dated October 2016 and the following mitigation measures detailed within the Bat Survey Report:

(a) Lighting precations;
(b) Site supervision and training;
(c) Temporary Roose Replacement;
(d) Timing;
(e) Roost retention and compensation in Barn 2

Reason: To enable proper consideration of the impact of the development on the contribution to nature conservation interests and the amenity of the area and to comply with the National Planning Policy Framework 2012.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C and D of Part 1 of Schedule 2 to the Order, (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 character and amenities of the area.

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

EV Charging Point Specification:

Each charging point shall be installed by an appropriately certified electrician/electrical

contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments)

o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF).
o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at https://www.gov.uk/government/organisations/office-for-low-emission-vehicles

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 July 2018	