

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>S6/2012/0714/P</b>
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**NOTATION:**

The site lies within the Metropolitan Green Belt and Landscape Character Area as designated in the Welwyn Hatfield District Plan 2005. The adjoining site, directly to the north of the location for the dwelling and storage building, the land is designated as a Site of Special Scientific Interest and local Wildlife Site in the Welwyn Hatfield District Plan 2005. In addition, a number of trees are protected by a Tree Preservation Order (TPO3 W32).

**DESCRIPTION OF SITE:**

The site is part of the wider Nyn Park estate and comprises a large dwelling house, together with a number of smaller 'lodge' style dwellings. The site is accessed from Well Road and is sited just to the right hand side of the entrance. It is proposed to demolish a number of structures as part of this proposal. Land levels are relatively flat and the site benefits from fairly dense soft landscape screening.

**DESCRIPTION OF PROPOSAL:**

The application seeks full planning permission for a new dwelling house and storage building. The previous dwelling was burnt down during a fire within the last 12 months and this is to be replaced with a dwelling in approximately the same siting. A number of outbuildings associated with this dwelling, as well as the lodge immediately to the north would be demolished.

**PLANNING HISTORY:**

- S6/2011/2102/PA Pre-app for replacement dwelling. Generally supportive.  
Concern regarding the size of the 'outbuilding'.
- S6/2000/1639/FP Erection of dwelling house and restoration of Nyn Park estate  
A(S) 11/05/2001
- S6/1998/0289/FP Erection of new dwelling Withdrawn 18/11/1998
- S6/1995/0560/FP Removal of agricultural occupancy condition A(S) 13/02/1996  
(The legal agreement tied the agricultural use to the adjoining residential unit at Potters Bar Lodge). Approved 13-Feb-1996
- S6/1984/0090/ Vehicular access A(G) 05/03/1984

**SUMMARY OF POLICIES:**

National Planning Policy Framework

East of England Plan 2008 Policies:

SS1: Achieving Sustainable Development

ENV7: Quality in the Built Environment  
T14: Parking

Hertfordshire Structure Plan Review 1991 – 2011:  
None

SD1: Sustainable Development  
GBSP1: Definition of Green Belt  
R3: Energy Efficiency  
M14: Parking Standards for New Developments  
D1: Quality of Design  
D2: Character and Context  
D5: Design for Movement  
D8: Landscaping  
RA4: Replacement Dwellings in the Green Belt  
RA10: Landscape Regions and Character Areas

Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Welwyn Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, January 2004

**CONSULTATIONS:**

Client Services – query the siting of bins and collection of domestic waste

Thames Water – no objection

Hertfordshire Transport Programmes and Strategy – no objection. Recommend conditions

Herts Biological Records Centre – no objection. Recommend a precautionary approach is taken with regards to the demolition of buildings.

Landscaping – no comments received. Due 11<sup>th</sup> June. Chased 22<sup>nd</sup> June.

**TOWN/PARISH COUNCIL COMMENTS:**

Northaw and Cuffley Parish Council – no objection

**REPRESENTATIONS:**

The application was advertised by neighbour notification letters and site notice. No letters of representation have been received. Consultation expired 13<sup>th</sup> June.

**DISCUSSION:**

The main issues are:

1. Whether the development is appropriate in the Green Belt
2. Design and impact on character of area
3. Highways
4. Other material planning considerations

1. The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. As with previous Green Belt policy, the National Planning Policy Framework (NPPF) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The NPPF accepts that within the Green Belt the construction of new buildings should be regarded as inappropriate development. Exceptions to this include buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport and outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. The replacement of a building is not inappropriate, provided the new building is in the same use and not materially larger than the one it replaces. This advice is reflected in Local Plan Policy RA4(i).

Annex 1 of the National Planning Policy Framework provides guidance on implementation of the new Framework. Paragraphs 211 – 212 advise that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. However, the policies contained in the NPPF are material considerations which local planning authorities should take into account from the day of its publication.

#### Dwelling

Paragraph 214 of the NPPF states that for 12 months from the day of publication, decision-takers may continue to give full weight to relevant Local Plan policies adopted since 2004 even if there is a limited degree of conflict with this Framework. Welwyn Hatfield District Plan was adopted April 2005, therefore, full weight should continue to be given to relevant policies and in particular Policy RA4 Replacement Dwellings in the Green Belt.

Local Plan Policy RA4 accords with the NPPF in setting out the criteria for replacement dwellings in the Green Belt:

#### ***Policy RA4 - Replacement of Dwellings in the Green Belt***

*Permission for replacement dwellings within the Green Belt will not be granted unless all of the following criteria are met:*

- (i) The replacement dwelling would not materially exceed the size of the original dwelling in terms of its floorspace, height and volume (existing outbuildings (including detached garages) will not contribute to the calculation of the size of the replacement dwelling except in very exceptional circumstances);*
- (ii) The proposed dwelling would have no greater visual impact in terms of prominence, bulk and design on the character, appearance and pattern of development of the surrounding countryside'.*

*(iii) The proposed dwelling is designed to reflect the character and distinctiveness of its rural setting and to accord with the design policies elsewhere in the plan and the supplementary design guidance.*

It is necessary to establish whether the proposal would represent inappropriate development within the Green Belt, under the terms of the NPPF and Policy RA4. Policy RA4 stipulates that a replacement dwelling should not materially exceed the size of the original dwelling. Notwithstanding this, a replacement dwelling that does not have a greater impact upon the openness of the Green Belt when compared to the existing dwelling, is likely to be acceptable as there would not be further harm. It would be unreasonable to refuse a development that would maintain the status quo. It is therefore necessary to compare the proposed replacement dwelling with the existing dwelling.

In addition to the dwelling, the proposal also seeks to provide an outbuilding for storage and workshop (6 bays) of which two would be secure as well as an area for the parking of vehicles. It will therefore be necessary to determine whether this structure complies with national and local plan policies.

The dwelling is no longer on site, having been the subject of arson last year. This therefore prevents a direct comparison between the existing and proposed. It is therefore not possible for the applicant to provide surveyed plans of the dwelling that was there. However, from a site visit undertaken within the last 18 months or so, it is confirmed that it appeared that the dwelling on site was principally that shown in the plans as approved with a s106 (S6/1995/0560/FP) removing the agricultural tie condition, with a few minor alterations as evidenced through the photographs. However the differences in terms of floor area and footprint are minor. It is therefore proposed to take a comparison in dwelling sizes from that proposed to the previous application, which included a copy of the plans. However, the plans do not include a scale bar or information regarding the size of the dwelling, it is therefore not possible to make a direct comparison of the proposed height, length or width of the dwelling to that previously on the site.

The design of the dwelling is similar to the previous dwelling on the site and the siting of the building partly encompasses the area of the previous building and part is located slightly closer to the highway, although is still separated in the region of 30 metres from this highway, with some significantly dense soft landscaping between. From the drawings, it would appear that the previous building on the site is comparable to the proposed building in terms of footprint, floorspace, height and massing. Without any further information to corroborate the size of the dwelling it is not possible to present an arguable case one way or the other. The siting of the building is not considered would result in the proposal having any greater visual impact than the previous dwelling. It is therefore accepted that the replacement dwelling complies with the National Planning Policy Framework and policy RA4 of the Welwyn Hatfield District Plan 2005.

#### Outbuilding

Paragraph 89 of the National Planning Policy Framework defines buildings within the Green Belt that are appropriate development. None of the list includes buildings

proposed for storage purposes or associated with wider maintenance of land. The proposals therefore inappropriate development and, with reference to paragraphs 87-88, development should only be approved when 'very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other circumstances.

The size of the outbuilding is significantly larger than the existing garage on the site associated with Well House. The application details that a number of other buildings on the slightly wider site are also proposed for demolition. The other buildings incorporate a stable block, double garage and two buildings labeled as 'garden structures'. These buildings are all associated with the adjoining dwelling 'Hatfield Lodge'.

The footprint of the proposed storage area is approximately 217m<sup>2</sup> and is single storey. The buildings proposed for demolition total approximately 150m<sup>2</sup> (garage 30m<sup>2</sup>, garage for Hatfield Lodge 13.5, stables 83m<sup>2</sup>, two other outbuildings with combined total 23m<sup>2</sup>). The proposal therefore represents an approximate increase of 67m<sup>2</sup>. The application details that the building will be used for the storage of equipment and materials necessary for the maintenance of the Historic Park.

Reviewing the planning history for the main dwelling at Nyn Park, the development, although significant did not include any proposals for any equipment storage areas necessary for the maintenance of the wider landscape. Permitted development rights were also withdrawn for outbuildings and it would therefore not be possible for the applicant to building such a building without planning permission.

The applicant has advised:

*"The estate has no storage buildings to allow the historic park and SSSI to be maintained by retained estate staff supported by local contractors. The facility is vital to support the needs of the estate and to ensure continuous improvement and maintenance of the landscape. Over the years through the bond so much good work has been done- but we need to keep the process in place" ad infinitum". It is unfortunate that Nyn is unusual in that the estate has not had storage facilities since the late 60's- probably because of the afforestation which occurred. But that is history and the park has now to be preserved.*

*Given that special circumstances have always prevailed directly related to the landscape and the barn is a key facility to support that strategy developed with WHDC we would hope to have support."*

The site directly abutting the area proposed for the new dwelling and storage building is designated as a Site of Special Scientific interest (SSSI) and local Wildlife Site. The planning application approved under application S6/2000/1639/FP was subject to a £3million pound bond to secure appropriate landscaping management was undertaken across the site as it is a SSSI. The applicant has worked closely with the Council's Landscape Officer, Ecologists from Herts County Council to ensure that the works undertaken will secure long-term benefits to the parkland setting. It is recognised that the proposed storage building would be sited outside of the SSSI and not within the direct curtilage of the 'manor' approved under the 2000

application. However, development within SSSI's is not encouraged due to the detrimental impact that developments can have within SSSI's. The site plan enclosed with the application, defines the site to which the development relates, but also includes the wider Nyn Park estate with a blue outline. It would therefore be possible, if permission is approved to have an appropriately worded condition to link this building to the estate.

The consideration is therefore whether the 'harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other circumstances' being the need related to the management of the Estate and the removal of the buildings as annotated on the plans. The proposed building is approximately 6.4 metres in height, which is taller than the buildings proposed for demolition, the tallest of which is 4.4 metres, being the garage associated with Well House. The stable block is the largest in terms of floor area, but is modestly high at approximately 3 metres. The proposal is therefore somewhat significantly taller. This is anticipated due to the need to store tractors within the open bays.

The applicant advises that the space will be used for the following:

*“• secure and unsecured storage of equipment- tractors, gang mower, maintenance equipment (small plant/ equipment) (This dictates the eaves height of the building whilst the roof pitch is needed for a plain tile roof).*

- fertilizer/ chemical storage*
- workshop facility for maintaining plant/ equipment( closed bay)*
- general agricultural storage- fencing etc.*

*All that you would expect in a typical agricultural estate which is generally self sufficient.”*

It would be reasonable and appropriate to require the removal of the outbuildings shown to be demolished on the drawings prior to the commencement of the building of the storage building. This may be secured through a planning condition. In addition, it would be possible that prior to implementing the permission, the applicant could build other outbuildings within the site. This would, with reference to the very special circumstances advanced, result in additional built form that would have a detrimental impact upon the openness and amenity of the Green Belt that would not be off-set. It is therefore reasonable to include a condition that if any outbuilding is provided prior to the commencement of the storage building that this shall be removed prior to the construction of the storage building. It would also be reasonable, due to the very special circumstances case advanced to remove permitted development rights for outbuildings within the site. This is to be secured through a planning condition.

Subject to these considerations, it is considered that very special circumstances exist that outweigh the harm and the proposal is therefore compliant with Green Belt policy.

## **2. Design and Impact on Character**

The design of the proposed dwelling is very similar to that previously on the site. It's a simple design with fenestration and doors aligning providing a sense of symmetry.

Materials proposed show clay plain tiles, brick plinth and white painted timber feather edged boarding. These materials are all considered appropriate for the site and should be subject to a condition requiring submission of materials.

Within the building, it is shown to provide habitable accommodation upstairs (flat) and downstairs accommodation associated with the use of the site as an estate worker's facility. The applicant advises that the ground floor is a welfare facility for the estate workers including visiting contractors and the dining room provides the hygienic mess facility for staff to prepare and consume food etc as required under welfare regulations. This would be an appropriate use of the accommodation and would be likely to result in further building not being requested for such use. It would be reasonable to ensure, in terms of the amenity of the area and impact on the Green Belt, that the use is for the proposed purposes and for this to be controlled by way of condition.

**3. Highways** - This application is for a new dwelling and storage building which will be accessed from an existing access at Hatfield Lodge on Well Road. Well Road is an un-numbered classified c road, designated as a local access road with the speed limit set at 60mph. Although it is an existing access, the visibility from the access is restricted due to overgrown vegetation. It is proposed that the new development will act as the service yard for the estate, and the Design and Access statement states that as the facility lies close to the main entrance to the estate it will provide a convenient access for delivery vehicles. Due to this increased use of the access, Hertfordshire Transport Programmes and Strategy recommend that any grant of permission should include a condition requiring improvements to the existing visibility for highway safety reasons. The distances in the condition are based on the road geometry and what is achievable. County believe a relaxation to 140m to the south instead of the 215m in DMRB is justified as this is an existing access.

### **Other Material Planning Considerations**

#### **Refuse/Recycling**

Client Services - No reference is made to the management of the domestic waste and recycling. Is it intended that the site be included in our standard ARRC services and accessed by service vehicles to facilitate this or is the estate intending to present the bins on the boundary so that access is not required?

The applicant has advised that refuse will be provided on the boundary with the highway. This would therefore mean that refuse vehicles are able to wait on the highway – or more likely just within the entrance (parallel to the highway) and would not be subject to turning within the site. It is therefore considered that this is acceptable.

**Sustainable Development:** The applicant has submitted a sustainability statement to support the application. These details that the house will be built on the same footprint as the former dwelling and therefore not use a previously green field site and has been located away from the SSSI. All hard surfacing provided will be permeable and grey water and run off from roofs will be harvested and used for irrigating planted areas. Benefits will be gained from solar gain, due to the site's location.

The applicant has indicated that there may be some contamination within the sustainability statement following the arson attack and this will be dealt with as part of the redevelopment. Environmental Health have verbally confirmed that due to its historic use as a dwelling, there would be little or no likely contamination and not a requirement for a condition to be attached to the planning permission, however it would be appropriate to include an appropriately worded condition. This has been included.

It is considered that the proposed measures are acceptable and comply with the aims of policy SD1 and R3 of the Welwyn Hatfield District Plan 2005 and the proposal is therefore acceptable.

**Trees/landscaping** – there are a number of trees and significant areas of soft landscaping on the site. Landscaping have not provided comments to the scheme. However, the wider landscaping of the site is being managed by way of the s106 legal agreement attached to planning application S6/2000/1639/FP. The agreed landscaping controlled as part of the bond also includes this area of land. However, there is new planting proposed which is not detailed within the application. It would therefore be reasonable to include a condition for details to be submitted showing species for approval. It would also be reasonable to be provided with details showing trees that are to remain and where required information regarding root protection areas. These matters are all suggested are secured by planning condition.

**Drainage/Sewage** – Thames Water does not raise any objection but have provided comments regarding surface water drainage. These are suggested as an informative. The application shows the provision of a septic tank. It is anticipated that there is already one on site. The Environment Agency have confirmed that unless it is in an area prone to flooding or source protection zone area, for one unit they do not need to be consulted. However, there is a requirement for the septic tank to be registered with the Agency.

**Protected Species** Herts Biological Records Centre (HBRC) have responded advising that they do not hold any biological data (habitat or species) for the above property and have no objection to the proposed development. However, they recommend that a precautionary approach is taken to the planned works:

- Demolition should proceed with caution. In the event of bats being found, work must stop immediately and ecological advice taken on how to proceed lawfully.
- Any clearance of trees or shrubs must only take place during the period October to February inclusive, in order to protect breeding birds, their nests, eggs and young. In the event of an active birds' nest being found, work must stop immediately and professional, ecological advice taken on how best to proceed.

This is in line with guidance and legislation which details that the presence of protected species is a material consideration, in accordance with the National Planning Policy Framework, Natural Environment & Rural Communities (NERC) Act



2006 (section 40), Wildlife and Countryside Act 1981 as well as Circular 06/05. Protected species such as great crested newts, otters, dormice and bats benefit from the strictest legal protection. These species are known as European Protected Species ('EPS') and the protection afforded to them derives from the EU Habitats Directive, in addition to the above legislation. Water voles, badgers, reptiles, all wild birds, invertebrates and certain rare plants are protected to a lesser extent under UK domestic law (NERC Act and Wildlife and Countryside Act 1981). The existing site and development is such that there is not a reasonable likelihood of EPS being present on site nor would a EPS offence be likely to occur. It is therefore not necessary to consider the Conservation Regulations 2010 further.

**S106:** Planning application S6/1995/0560/FP removed the agricultural condition attached to Well House and via a s106 agreement, this was transferred to an adjacent dwelling (Potters Bar Lodge). As this development would result in the s106 agreement no longer applying to the land, it is necessary to consider the appropriateness and validity of considering tying this dwelling's occupation. The application form and accompanying information details that the dwelling is required for an estate worker for Nyn Park. The applicant has agreed that the occupation of the dwelling tied to an estate worker for the Park would be acceptable and this is recommended.

**East of England Plan 2008:** On 10th November 2010, The High Court quashed the decision of the Secretary of State for Communities and Local Government to unilaterally revoke Regional Spatial Strategies in England on two grounds:

That he acted outside his statutory powers in circumventing the need for parliamentary scrutiny of such a fundamental change to the national planning system; and

He failed to consider the likely environmental effects of revoking Regional Strategies

However, the Government is still committed to the abolition of Regional Spatial Strategies through the Localism Act. In the meantime, the policies in the East of England Plan are re-established and form part of the development plan again and are therefore a material consideration which can be taken into account in reaching a decision. However, the Government's intention to abolish Regional Spatial Strategies is also a material consideration that could be considered to reduce the weight to be attached to policies in Regional Spatial Strategies.

The application has been considered against policies in the East of England Plan, which at the time of this decision forms part of the development plan for the Borough but that the weight accorded to these policies, in light of the above circumstances, has been carefully considered in reaching a decision.

#### **CONCLUSION:**

The proposal is within the Green Belt where developments that do not comply with national and local plan policies are considered to be inappropriate development. The development comprises, principally two elements – a new dwelling and a storage building. The dwelling is considered to comply with policy; however the storage building is inappropriate for which very special circumstances are required to

justify its harm. A case has been advanced, which subject to the use of appropriately worded conditions to ensure that development on the site is demolished prior to the commencement of the storage building and no other outbuildings are provided on site, which is considered to represent the very special circumstances required.

The proposal complies with all other national, regional and local plan policies and is therefore acceptable.

### **RECOMMENDATION: APPROVAL WITH CONDITIONS**

#### **CONDITIONS:**

1. C.2.1 Time limit for commencement of development
2. C.13.1 Development in accordance with approved plans/details

HAT-WEL:0/1 & HAT-WEL:0/2 & HAT-WEL:01 & HAT-WEL:02 & HAT-WEL:03 & HAT-WEL:04 & HAT-WEL:05 Issue A received and dated 8 May 2012, HAT-WEL:07, HAT-WEL:08 and HAT-WEL:09 received and dated 11 June 2012

#### **Pre Development**

3. Prior to commencement of the development, visibility splays of 2.4m x 215m to the north and 140m to the south shall be provided and permanently maintained within which there shall be no obstruction to visibility between 600mm and 2 m above the carriageway level.

REASON: To provide adequate visibility for drivers entering or leaving the site.

4. C5.1 – Samples of materials
5. C.4.1 – Landscaping (e, f, g and h)

#### **Pre Occupation**

6. Prior to first occupation of the development the associated car parking shown on approved plan HAT-WEL:05 Issue A shall be laid out and used for no other purposes.

REASON: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

7. (i) Prior to the construction of the storage outbuilding permitted under this permission all the structures and buildings identified on approved drawings HAT-WEL:05 Issue A received and dated 8<sup>th</sup> May 2012, HAT-WEL:07, HAT-WEL:08 and HAT-WEL:09 received and dated 11<sup>th</sup> June 2012', together with

any other buildings or structures erected on the land edged in red since the grant of this planning permission under the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) are to be completely demolished and the resultant debris permanently removed from the application site.

REASON: To ensure the openness and visual amenity of the Green Belt in accordance with the National Planning Policy Framework is adequately safeguarded and that the complete removal of these buildings/structures and the re-landscaping of the application site is part of the very special circumstances advanced by the applicant and accepted by the Local Planning Authority in granting planning permission.

### Post Development

8. The ground floor as shown on drawing HAT-WEL-03 shall be used as an office/estate worker facility in association with the wider estate management of Nyn Park and/or for residential purposes associated with the dwellinghouse hereby approved and shall not be used for any other purpose.

REASON: To ensure that the amenity of the area and impact upon the character of the area is maintained in accordance with policies D1 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.

9. C.6.4 - Excluding **CLASS E** of permitted development within the curtilage of a dwellinghouse without further permission
10. The storage building as shown on drawing HAT-WEL:04 shall be used for the purposes of storing equipment and as a workshop for purposes necessary for the wider use of the Nyn Park estate and/or as a use incidental to the dwellinghouse hereby approved as edged in red and blue on drawing HAT-WEL:0/1 and for no other purpose.

REASON: To ensure the openness and visual amenity of the Green Belt in accordance with the National Planning Policy Framework is adequately safeguarded as part of the very special circumstances advanced by the applicant and accepted by the Local Planning Authority in granting planning permission.

11. The occupation of the dwelling as shown on drawing HAT-WEL-03 shall be limited to persons employed or last employed on the Nyn Park estate as an estate worker and the resident dependents of such persons, residing with them (including a widow or widower of such a person).

REASON: To ensure the permission is exercised only by the applicant having regard to the very special circumstances of the case and with reference to planning application S6/1995/0560/FP in the interests of the Green Belt.

12. C.4.2 – Implementation of landscaping

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies SS1: Achieving Sustainable Development, ENV7: Quality in the Built Environment and T14: Parking and development plan policies SD1: Sustainable Development, GBSP1: Definition of Green Belt, R3: Energy Efficiency, M14: Parking Standards for New Developments, D1: Quality of Design, D2: Character and Context, D5: Design for Movement, D8: Landscaping, RA4: Replacement Dwellings in the Green Belt and RA10: Landscape Regions and Character Areas of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be inspected at these offices).

**INFORMATIVES:**

1. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
2. Please be advised that if contamination is found on the site of the former dwelling, possibly resulting from the arson, the Council's Environmental Health department should be contacted on 01707 357000 to discuss proposed mitigation.
3. Should any protected species be found on site during demolition or construction works, work should stop immediately and a suitably qualified ecologist be appointed to assess the impact of development. It is an offence to undertake any works that will constitute an offence under the Conservation Regulations 2010.

**Signature of author..... Date.....**