

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

To : Blue Sky Planning Ltd Aberlour Limited  
Ms Paula Stratford On behalf of  
Bourne House 475 Godstone Road  
Caterham  
Surrey  
CR3 0BL

Site : **Swan House (formerly Comet House) Homestead Road Rickmansworth**  
Proposed Development : Variation of Condition 2 (development to be used solely for B1 (Office) purposes) of planning permission 8/123/88 (Office development with ancillary car parking and replacement of public car park) to remove restriction in relation to Swan House  
Ref No : 14/1294/FUL  
Date Received Valid: 3 July 2014

In pursuance of its powers under the above mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby **PERMITS** the development proposed in your application as set out above and shown on the plan numbers detailed in the approved plan condition below and accompanying the application.

**Consent is subject to the following conditions:-**

- 1 The development hereby permitted shall be maintained in accordance with the following approved plans: TRDC001 (Location Plan), TRDC002 (Swan House Plan), Plan B1 (Lower Level Car Parking), Plan B2 (Upper Level Car Parking), 4196/1F (Car Park Level -1), 4196/2F (Car Park Level -2), 4195/3/E (Site Plan), 4196/4I (Floor Plans Level 0, 1 and 2), 4196/5I (Floor Plans Level 4 and Roof), 4196/6G (Elevations), 4196/7E (Elevations and Sections), 4196/8/C (Public Car Park Plans and Sections), 4196/103J (Car Park Level -2), 4196/104/J (Car Park Level -1), 4196/108C (Elevations), 4196/23 (Public Car Park Elevations), RM100 (Proposed Ground Floor Alterations), 8818/2.03G (Public Car Park Floor Plan), 8818/2.07, 8818/2.08, 8818/2.09, 8818/2.10P (Public Care Park Elevations), 4196/SK.13 (Additional Floor Area Level 3 Block B), 4196/SK.19 (External Arrangement of Handrails, Chillers and Flues at Roof Level), 4196:26 (Landscaping Scheme), 4196:27 (Soft Landscape Courtyard Details), 4196:28 (Landscape Scheme Elevations), 4196 A3/1 (Roof Plant Ridge), 029428910/SK1 (Part Elevation Existing), 029428910/SK2 (Existing Elevations), 029428910/SK3 (Proposed Front Elevations), 029428810/SK4 (Proposed Elevations).

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies PSP1, CP1, CP6, CP8, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- 2 The development hereby permitted, excluding Swan House, shall be used solely for purposes included in Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose whatsoever without the prior permission in writing of the Local Planning Authority.

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

- 3 The parking and turning spaces shown on the approved plans shall be kept permanently available for the use of employees and visitors to Swan House (if Swan House is to be used for a B1 office use) and Drake House unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

INFORMATIVES:-

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

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

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

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

- 2 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012. The applicant and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

Please note that this consent grants planning permission subject to any conditions listed above. It does **NOT** overcome the need to obtain any consents under other legislation (e.g. Building Regulations, Environmental Protection, Wildlife and Countryside Act 1981, Water Resources Act 1991 and the Land Drainage Byelaws 1981) or obtain agreement under private land law (e.g. due to restrictive covenants and easements). Leaseholders are advised to consult their Landlord/Freeholder prior to carrying out any work. Please also note that any damage to the verge, footway or highway caused as a result of implementing your permission is your responsibility and will be pursued by Hertfordshire County Council under Section 133 of the Highways Act 1980.

Dated: 8 September 2014



Signed .....

Rebecca Emmett

Head of Regulatory Services

On behalf of Director of Community & Environmental Services,

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