

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0007/92

R Powell  
Justa Farm  
Little Heath Road  
Potten End  
HERTS

Neil Williamson  
12 The Park  
Redbourn  
Herts  
AL3 7LR

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Justa Farm Little Heath Rd Potten End

CONVERSION OF BARN AND OUTBUILDINGS TO THREE RESIDENTIAL UNITS

Your application for *full planning permission* dated 09.12.1991 and received on 06.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

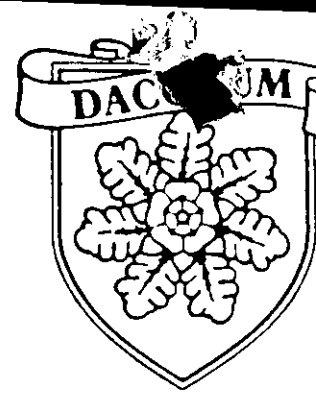
Director of Planning.

Date of Decision: 11.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0007/92

Date of Decision: 11.08.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council and the local planning authority's satisfaction.
3. Concurrent with the construction of the access, visibility splays of 2.4 m x 35 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
4. None of the residential units hereby permitted shall be occupied prior to the demolition and removal of the existing single-storey unit within the courtyard and the existing detached garage block to the south of the main barn.
5. The roof to the timber-framed barn shall be tiled using plain clay peg tiles with matching clay ridge tiles.
6. The walls to the timber-framed barn shall be clad using feather-edged timber weatherboarding which shall be painted black or such other finish as may be approved in writing by the local planning authority prior to the commencement of works.
7. Any new sections of brick plinth to the timber-framed barn shall be constructed in brickwork matching the existing brickwork of the plinth using a lime mortar with a flush rubbed joint.
8. Notwithstanding the details shown on the plans hereby approved this permission does not extend to the construction of any fences or walls within the application site.
9. Details of the position and treatment of all boundaries and means of enclosure shall be submitted to and approved by the local planning authority prior to the commencement of works.
10. The garage doors to the development hereby permitted shall be constructed of vertically boarded, dark-stained timber.

CONDITIONS APPLICABLE (contd)  
TO APPLICATION: 4/0007/92

Date of Decision: 11.08.1992



11. Notwithstanding the details shown on the approved plans the roofs to Unit 3 and the garages hereby approved shall be finished with natural slate with matching ridge tiles.
12. The windows to Unit 3 shall be constructed of painted timber and shall consist wholly of side hung casements.
13. Details of the construction and surfacing of the access and all parking, turning, circulation and amenity areas shall be submitted to and approved by the local planning authority prior to the commencement of the works.
14. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
15. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

**REASONS:**

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of highways safety.
3. In the interests of highways safety.
4. For the avoidance of doubt and to ensure a satisfactory development and enhance visual amenity.
- 5-15 In the interests of preserving the character and appearance of the building.