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Applicant:
Lloyds Private Banking Ltd
& R P Whittaker-Executors
of Late D. G. Claridge

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00144/97/FUL
CONVERSION OF BARN AND OUTBUILDING TO FORM FOUR RESIDENTIAL
UNITS, ERECTION OF GARAGE AND SUMMERHOUSE
NORCOTT HALL FARM NORCOTT HILL NORTHCHURCH HERTS**

Your application for full planning permission dated 29 January 1997 and received on 30 January 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 8 May 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00144/97/FUL

Date of Decision: 8 May 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development shall have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until details of the materials proposed to be used on the surfaces of the courtyards shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance.

4. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority, and these works shall be carried out as approved. These details shall include the vehicle and pedestrian access and circulation areas and all external hard surfacing materials.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. Soft landscape works shall include planting plans; written specifications; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and implementation programme.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme which shall be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

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7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawings No. 2181 PD/1A and 2A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, rooflights, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of that Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H and Part 2 Classes A and C.

Reason: In the interests of the residential amenities of the occupants of the properties.

10. The stables hereby permitted shall not be used for any business or commercial use.

Reason: For the avoidance of doubt and to safeguard the rural character of the area.