

**Dacorum Borough Council**  
**Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00558/98/FUL**

**HAULAGE YARD, BOURNE END FARM, LONDON ROAD, BOURNE END,  
HEMEL HEMPSTEAD, HERTS, HP1**  
REFURBISHMENT OF BUILDINGS, CHANGE OF USE TO SALES, REPAIR AND  
VALETING OF LIGHT COMMERCIAL VEHICLES

Your application for full planning permission dated 24 March 1998 and received on  
27 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'David Webb'.

Development Control Manager

Date of Decision: 11 August 1998

## **CONDITIONS APPLICABLE TO APPLICATION: 4/00558/98/FUL**

Date of Decision: 11 August 1998

- 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. This planning permission relates to the details shown on Drawing No. 97/21/04 received by the local planning authority on 28 April 1998 and Revision A received by the local planning authority on 5 June 1998 showing the modifications to the existing access.**

Reason: For the avoidance of doubt and in the interests of highway safety. The area of the site edged red on the submitted Ordnance Survey Extract is subject to amendment by Revision A which shows an acceptable access to the site.

- 3. The buildings shown on Drawing No. 97/21/04 shall be refurbished and altered in accordance with the Agent's letter dated 26 May 1998 received by the local planning authority on 27 May 1998 and details shown on Drawing No. 97/21/04. No development shall be carried out until structural drawings specifying precise details of the alterations (including sound insulation measures) have been submitted to and approved in writing by the local planning authority. The refurbishment shall be carried out in accordance with the structural details and a programme which shall also be agreed in writing by the local planning authority.**

Reason: To ensure the refurbishment of the buildings is carried out to the satisfaction of the local planning authority in the interests of the Green Belt, the setting of the listed building, safeguarding the residential amenity of Bourne End Farm, the amenity of The White Horse Horse Public House and The Watermill Hotel.

- 4. Details submitted in accordance with condition 3 shall include full details of where all existing materials are to be retained. New materials to be used for the development shall comprise the following:**

**a) Dark stained timber cladding for all external walls in accordance with the details shown on Drawing No. 97/21/04,**

**b) Timberfaced dark stained doors serving Buildings 4 and 5 as shown on Drawing No. 97/21/04,**

**c) Metal corrugated roof sheeting painted black in accordance with the**

details shown on Drawing No.97/21/04,

d) Plain clay tiles in accordance with Drawing No. 97/21/04 samples of which shall be submitted to and approved in writing by the local planning authority,

e) Any guttering, downpipes and other pipework serving the respective buildings. All pipework shall be of aluminium or cast iron and painted black and maintained in this condition at all times,

f) The door and window of the western elevation to Building 5,

c) All rooflights to Building 1.

The development shall be carried out in accordance with the approved materials unless otherwise agreed in writing by the local planning authority.

Reason:In the interests of the setting of the Listed Building , the visual amenity of the Green Belt and Landscape Development Area.

5. This planning permission relates to the use of the application site in accordance with the details specified by Sections 15 and 16 on Application Form D.C.1 and unless otherwise agreed in writing by the local planning authority there shall be no vehicle bodywork repairs/panel beating, paint spraying or vehicle auctions within any part of the site edged red on Drawing No.97/21/04.

Reason:In the interests of safeguarding the residential amenity of Bourne End Farm, the amenity of The White Horse Public House and The Watermill Hotel and for the avoidance of doubt.

6. The use of the site for the approved purposes shall be between 08.30 and 18.30 hours Mondays to Saturdays and at no time on Sundays and Public Holidays unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenity of Bourne End Farm, the amenity of The White House Public House and The Watermill Hotel and for the avoidance of doubt.

7. The noise from operations carried out at the site shall not exceed:

08.30 to 18.30 :56.0 dB(A) - 56.0 dB (A) L 90 (L MAX shall not exceed 62 dB(A)

when measured at any point on the boundary edged red on Plan A over a 15 minute period.

The measurements shall be taken at a height of 1.2m above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter , when measurements shall be taken

at a position high enough to measure noise travelling over the top of such a structure.

For the purposes of clarification:

a).L90 is the sound level that is exceeded for 90% of the measurement period, and is generally considered to describe the background noise, since it inherently excludes the sound of transient events.

b).L MAX is the maximum RMS A- weighted sound pressure level occurring within a specified time period.

Reason: To safeguard the residential amenity of Bourne End Farm, the amenity of the White Horse Public House and the Watermill Hotel and for the avoidance of doubt.

8. **Details of acoustic screening of any compressors used at the site shall be submitted to and approved in writing by the local planning authority.**

Reason: To safeguard the residential amenity of Bourne End Farm, amenity of The White Horse Public House and The Watermill Hotel for the avoidance of doubt.

9. **The use of the application site for the purposes subject to this planning permission shall not be commenced until the access is modified fully in accordance with the details shown on Drawing No 97/21/04 received on 5 June 1998 and until all the other arrangements for vehicle parking shown on Drawing No. 97/21/04 shall have been provided. Thereafter the access shall be retained fully in accordance with the approved drawing, there shall be no open storage within the area hatched purple and the approved vehicle parking arrangements shall not be used thereafter otherwise than for the approved purposes (including any other form of open storage) unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of highway safety, to ensure the adequate and satisfactory provision of off-street vehicle parking facilities, in the interests of the setting of the Listed Building, the visual amenity of the Green Belt and the Landscape Development Area and the residential amenity of the area.

10. **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 the Order shall be carried out within the area hatched purple on Drawing No.97/21/04 and any other part of the site without the prior written approval of the local planning authority:**

**Schedule 2 Part 2 Class A.**

Reason: In the interests of highway safety, the setting of the Listed Building, visual amenity of the Green Belt and the Landscape Development Area.

11. **Details of the design of the gates, close boarded security fence and the steel post and rail fence (including the exact area/extent) as referred to by Drawing No.97/21/04 shall be submitted to and approved in writing by the local planning authority.**

Reason: In the interests of the setting of the Listed Building, the visual amenity of the Green Belt and the Landscape Development Area and for the avoidance of doubt.

12. **All areas hatched brown on Drawing No. 97/21/04 shall only be used for planting, including hedges. Full planting details shall be submitted to the local planning authority within 3 months of the date of this decision and shall include measures for the protection of hedges against damage by horses. Unless otherwise agreed in writing by the local planning authority all the planting shall be carried out in fully in accordance with the approved scheme within the first planting season following the use of any part of the site for the purposes subject to this planning permission. For the purposes of this condition the planting season is between 1 October and 31 March.**

Reason: In the interests of the setting the Listed Building, the visual amenity of the Green Belt and the Landscape Development Area.

13. **If within a period of five years from the date of the planting of any tree and/or hedge that tree and hedge, or any tree or hedge planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another tree or hedge of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.**

Reason: In the interests of the setting of the Listed Building, the visual amenity of the Green Belt and the Landscape Development Area.

14. **The use hereby permitted shall not be commenced until details of the drainage serving the site have been submitted to and approved in writing by the local planning authority and shall be carried out fully in accordance with the approved details.**

Reason: To ensure that the development is served by an acceptable means of drainage

15. **Details of any exterior lighting shall be submitted to and approved in writing by the local planning authority and provided fully in accordance with the approved details.**

Reason: In the interests of safeguarding the setting of the Listed Building, the visual amenity of the Green Belt, the residential amenity of Bourne End Farm, the amenity of The White Horse Public House and The Watermill Hotel, highway safety and crime prevention.