



**PLANNING**  
Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

BATEMAN MOLE ASSOCIATES  
AVENUE LODGE  
STRATFORD ROAD  
BUCKINGHAM  
MK18 1NY

Applicant:  
FRASER DESIGN ASSOCIATES  
1-5 PARK PLACE  
NEWDIGATE ROAD  
HAREFIELD  
UP9 6EJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00621/99FUL

HAULAGE YARD, BOURNE END FARM, LONDON ROAD, BOURNE END,  
HEMEL HEMPSTEAD

CHANGE OF USE TO GRAPHIC DESIGN STUDIOS, REFURBISHMENT OF  
EXISTING BUILDINGS

Your application for full planning permission dated 6 April 1999 and received on 8 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 June 1999

## **CONDITIONS APPLICABLE TO APPLICATION: 4/00621/99FUL**

Date of Decision: 11 June 1999

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. **The buildings shall be refurbished and altered in accordance with the details shown on Drawing No. 99:11:03. With the exception of those parts of Barn 2 shown on this drawing to be demolished, this permission does not extend to the demolition and subsequent rebuilding of any of the buildings. No development shall be carried out until drawings showing full details of all structural internal and external alterations shall have been submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding the Green Belt, the setting of the listed building, the residential amenity of Bourne End Farm, and the amenity of the White Horse Public House and the Watermill Hotel.

3. **The development shall be carried out using the following materials, unless otherwise agreed in writing by the local planning authority:**
  - (a) **black/dark stained timber cladding as specified on Drawing No. 99:11:03;**
  - (b) **metal corrugated roof sheeting painted black as specified on Drawing No. 99:11:03;**
  - (c) **plain clay tiles for the roofs of Barn 1 and Barn 2, in accordance with samples which shall be submitted to and approved in writing by the local planning authority;**
  - (d) **guttering, downpipes and other pipework shall be of aluminium or cast iron and painted black, and shall be maintained in this condition at all times;**
  - (e) **black/dark stained timber frames and glazing bars for the windows of Barn 1 and Barn 2;**

- (g) **black painted wrought iron entrance gate, supported by piers constructed of brick, in accordance with a sample which 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 Landscape Development Area, and for the avoidance of doubt.

4. **The use hereby permitted shall not commence until the access to the site shall have been modified in accordance with the details shown on Drawing No. 99:11:03 and the parking layout shown on this drawing 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 orange and the vehicle parking arrangements shall not be used otherwise than for the approved purposes unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of highway safety, and to ensure the adequate and satisfactory provision of off-street parking facilities.

5. **The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 11 August 1998 for the refurbishment of buildings and change of use to sales, repair and valeting of light commercial vehicles at the site (ref. no. 4/00558/98FUL) is at any time implemented, and this permission is an alternative to and not in addition to the use of the site as a haulage contractors business.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the development plan.

6. **All the areas hatched brown on Drawing No. 99:11:03 shall only be used for the purposes of landscaping. Unless otherwise agreed in writing by the local planning authority, all planting shall be carried out fully in accordance with the details shown on Drawing No. 99:11:04A within the first planting season following the date on which the use hereby permitted is commenced. For the purposes of this condition, a planting season shall commence on 1 October and end on 31 March in the next calendar year.**

Reason: To ensure a satisfactory development.

7. If within a period of five years from the date of planting and landscaping (or replacement landscaping) is removed, uprooted, destroyed or dies (or becomes, in the opinion of the local planning authority seriously damaged or defective) landscaping of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority shall have agreed in writing to any variation.

Reason: To ensure a satisfactory development.

8. No development shall take place until a scheme to deal with contamination of the site shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development.

9. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

10. The use hereby permitted shall not be commenced until details of the drainage of the site shall have been submitted to and approved in writing by the local planning authority. The use shall not be commenced until the approved details shall have been implemented.

Reason: To ensure that the means of drainage for the site is satisfactory.

11. 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 visual amenity.

12. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the premises shall be used only for the purposes of a graphic design studio unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the development plan.

13. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development falling within the following Classes of the Order shall be carried out within any part of the site:**

**Schedule 2, Part 2, Class A.**

Reason: To ensure that the local planning authority retains control over development on the site, having regard to the strategic policies of the development plan and the amenities of surrounding properties.

14. **Unless otherwise agreed in writing by the local planning authority, with the exception of the first floor within Barn 5 there shall be no other additional floors installed within any of the buildings, nor shall any new windows or doors be inserted or alterations made to any of the buildings.**

Reason: To ensure that the local planning authority retains control over development on the site, having regard to the strategic policies of the development plan and the amenities of surrounding properties.