



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR M C PHILLIPS
MAURICE PHILLIPS PARTNERSHIP
30 BOVINGDON GREEN
BOVINGDON
HEMEL HEMPSTEAD
HERTS
HP3 0LB

Applicant:
MR & MRS D M GOSLETT
THE BARN,
LONG LANE,
HOGPITS BOTTOM, HEMEL HEMPSTEAD,
HERTS,
HP3 0QB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00963/97/FUL

THE BARN, LONG LANE, HOGPITS BOTTOM, FLAUNDEN, HEMEL
HEMPSTEAD, HERTS, HP3 0QB
CONVERSION OF STABLES TO PRIVATE DWELLING

Your application for full planning permission dated 09 June 1997 and received on 17 October 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00963/97/FUL

Date of Decision: 27 November 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 roof of the development 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. All new windows shall be constructed of dark stained timber, with no top hung vents, or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

4. Notwithstanding the details submitted no development shall take place until a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges shall have been submitted to and approved by the local planning authority. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the occupation of the development hereby permitted. Development shall be carried out in accordance with the approved details.

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

5. 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 without the prior written approval of the local planning authority:

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

Reason: In the interests of the residential amenities of the occupants of the adjacent dwelling and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.