

Dacorum Borough Council Planning Department

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K QUINN
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01086/99/FUL

**CROSS FARM, FLAUNDEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS,
HP3**
SUBDIVISION OF ONE DWELLING TO FORM TWO UNITS WITH WINDOW
ALTERATIONS (ALTERNATIVE SCHEME)

Your application for full planning permission dated 07 June 1999 and received on 11 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 10 December 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01086/99/FUL

Date of Decision: 10 December 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 alterations to the farmhouse shall be carried out fully in accordance with the details specified by Drawing No.503 P2 and all the timber framed windows shall be dark stained.

Reason: In the interests of the appearance of the converted farmhouse within the street scene and in relation to the setting of the adjoining listed barns.

3. Details of any external flues, vent pipes, rainwater gutters and pipes shall be submitted to and approved in writing by the local planning authority. All pipework shall be aluminium or cast iron and painted black unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the farmhouse within the street scene and in relation to the adjoining listed barns.

4. 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, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding appearance of the farmhouse in relation to the street scene, the setting of the adjoining listed barns, the residential amenity of the locality and highway safety.

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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed and there shall be no additional bedrooms formed within the converted farmhouse.

Reason: In the interests of the appearance of the converted farmhouse within the street scene and the setting of the adjoining listed barns and to ensure that there are no additional parking demands.

6. The converted farmhouse shall not be occupied until the requirements of conditions 7, 8 and 10 of Planning Permission 4/0811/98/FUL dated 22 April 1998 shall have been carried out. Thereafter the sightlines and parking shall be provided and maintained in accordance with the requirements of conditions 7, 8 and 10.

Reason: In the interests of highway safety and to ensure that the development is provided with adequate parking.

7. The gardens of the two units subject to this planning permission are the same as those subject to Planning Permission 4/0811/98 dated 22 April 1998 and shown by Drawing No.A1079-28 Rev. A.

Reason: For the avoidance of doubt.

8. Details of any exterior lighting shall be submitted to and approved in writing by the local planning authority and the lighting shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the converted farmhouse within the street scene, to safeguard the setting of the adjoining listed barns, in the interests of residential amenity and highway safety.

9. All the bathroom windows shall be fitted with obscure glass at all times.

Reason: In the interests of residential amenity.