



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

D R GOUGH
RIDGE HOUSE
134 ESKDALE AVE
CHESHAM
BUCKS
HP5 3BD

MR N CHILTERN-HUNT
SHARLOWES FARM HOUSE
FLAUNDEN
HEMEL HEMPSTEAD
HERTS
HP3 OPP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01169/99/ROC

SHARLOWES FARM, FLAUNDEN, HEMEL HEMPSTEAD, HERTS, HP3 0PP
DEMOLITION OF EXISTING BARN, RESTORATION OF LISTED BARN AND
ERECTION OF LIVING ACCOMMODATION TO BE USED IN CONJUNCTION WITH
BARN AS ONE DWELLING (RENEWAL)

Your application for removal of a condition on a previous permission dated 24 June 1999 and received on 25 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 August 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01169/99/ROC

Date of Decision: 20 August 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. Before commencement of works full constructional details of windows and roof lights shall be submitted to and approved by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

4. Sight lines of 2.4m x 35m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2m above carriageway level.

Reason: In the interests of highways safety.

5. All planting, seeding or turfing comprised in the approved details of landscaping shown on Plan 4/1169/99ROC, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

6. Before commencement of development full details of the type of surfacing proposed for the new access and parking area shall be submitted to and approved by the local planning authority.

Reason: In the interests of preserving the character of the area.

7. 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 the residential and visual amenity of the locality.

8. The extension to the barn hereby permitted and the barn itself shall only be used for domestic purposes as a single family dwellinghouse

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan