



PLANNING

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Applicant:
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01260/97/FUL

NORCOTT COURT FARM, NORTHCHURCH, BERKHAMSTED, HERTS, HP4 1LA
CONVERSION OF BARN TO RESIDENTIAL, ERECTION OF STABLES AND
FORMATION OF MANEGE

Your application for full planning permission dated 04 August 1997 and received on 01 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 12 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01260/97/FUL

Date of Decision: 12 October 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. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours in respect of the manege, and all means of enclosure in respect of the whole development.

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

3. The plans and particulars submitted in accordance with condition 2 above shall include details of the size, species, and positions of all trees to be planted, and the proposed time of planting.

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

4. If within a period of five years from the date of the planting of any tree that tree, or any tree 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 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: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The car parking layout submitted in accordance with condition 2 above shall make provision for vehicle parking in accordance with the standards adopted by the local planning authority. The parking arrangements provided shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate 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 windows, rooflights, doors or other openings other than those expressly authorised by this permission shall be constructed.

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

8. There shall be no illumination of the manege.

Reason: In the interests of the visual amenities of the immediate area and of the occupants of neighbouring dwellings.

9. There shall be no sound system associated with the manege.

Reason: In the interests of the amenities of the occupants of neighbouring dwellings.

10. The stables and manege hereby permitted shall not be used for any business or commercial use.

Reason: For the avoidance of doubt and to safeguard the rural character of the area.

11. No works for the construction of the manege shall take place until a sample of the materials proposed to be used on the surface of the manege has 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.

12. No development shall take place within the site until the applicant, or her agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record

archaeological evidence.

13. The re-roofing of the converted barn hereby permitted shall be carried out using the ornamental 'hogs back' ridge tiles and reclaimed plain clay tiles in accordance with the samples received by the local planning authority on 16 June 1998.

Reason: To ensure a satisfactory appearance to the development.

14. All new windows shall match existing windows in terms of materials and glazing bars and shall be recessed with brick cills.

Reason: To ensure a satisfactory appearance to the development.

15. The bricks to be used in the construction of the external surfaces of the porch extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.