

Town Planning

Ref. No. 4/1290/84

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To The Executors of the
late GWH Lear & the late
D H Lear, H T Lear & J K Lear
c/o Brown & Merry

Brown & Merry
41 High Street
Tring

..... Change of use & conversion of barns to form 3 dwell-
ings and craft workshops, erection of dwelling and
..... studio and 2 shops, and extension to existing dwelling
at Church Farm, Pipers Hill,
..... Great Gaddesden

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 17 September 1987

and received with sufficient particulars on 24 September 1987

and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of .. 2 ... years commencing on the date of this notice.
- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials as so approved.
- (3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include details of all roads driveways parking areas and paved areas hard surfaces and external works together with boundary treatment and indications of all existing trees and hedges showing which are to be retained and what measures are to be taken for their protection in the course of development.
- (4) All the approved details of the landscaping scheme referred to in condition (3) above shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the landscaping die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
Having regard to the requirement to restore and rebuild the listed buildings.
- (2) To ensure a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (6) To safeguard the residential amenity of the area.
- (7) To safeguard the residential amenity of the area.
- (8) To ensure an adequate standard of sound attenuation.
- (9) In the interests of amenity.
- (10) To safeguard the residential amenity of the area.
- (11) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (12) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (13) To ensure a satisfactory development.
- (14) In the interest of highways safety.
- (15) In the interests of highways safety.
- (16) In the interests of highways safety.

cont'd./

Dated.....5th.....day of March.....19.87.....

Signed.....

DesignationCHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but, he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

PLAN NO. 4/1290/84

Conditions continued

- (5) No element of the development shall be occupied until the arrangements for vehicle garaging and parking associated with it and shown on Drawing No 1526 PD/1 shall have been provided and these areas shall not thereafter be used for any purpose other than the parking of vehicles.
- (6) The building identified as 'East Barn Studio' on Drawing No 1526 PD/1 shall not be used for any purpose within Classes II to X inclusive of the Schedule to the Town and Country Planning (Use Classes) Order 1972 or in any provision equivalent to these Classes in any statutory instrument revoking and re-enacting that Order.
- (7) The building identified as 'Central Barn' on Drawing No 1526 PD/1 shall not be used for any purpose within Class II or Classes IV to X inclusive of the Schedule to the Town and Country Planning (Use Classes) Order 1972 or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order.
- (8) At no time shall noise from any operations conducted in the East Barn or Central Barn exceed 37 dBA as measured on any boundary of the site over any 15 minute period and expressed as a 15 minute equivalent continuous sound pressure level (leq 15 min). The measurement shall be taken at a height of 1.2 metres above ground level except where the site is enclosed by a wall or other sound opaque structure at or near the perimeter when the measurement shall be taken at a position high enough to measure the noise coming over the top of such a structure.
- (9) No development shall take place until a scheme for protecting the house numbered '5' on Drawing No 1526 PD/1 from transmitted noise shall have been submitted to and approved by the local planning authority.
- (10) No industrial operations or process shall be carried on in the Central Barn before 8 am on weekdays and Saturdays nor after 7 pm on weekdays and 1 pm on Saturdays nor at any time on Sundays or bank holidays.
- (11) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order) there shall be no extensions or additions or other alterations to any of the buildings hereby permitted other than with express planning permission granted by the local planning authority.
- (12) Notwithstanding the provisions of the Town and Country General Development Order 1977 (or any Order revoking and re-enacting that Order) no fences gates walls or other means of enclosure shall be erected within the curtilage of the buildings hereby permitted other than those expressly authorised by this permission other than with express planning permission granted by the local planning authority.
- (13) The development hereby permitted shall not be carried out otherwise than in accordance with the plans listed below and with the other details submitted with the application apart from such variations as may have been agreed in writing with the local planning authority or as may be required by any other conditions attached hereto.

cont'd./

PLAN NO. 4/1290/84

Reasons continued

- (17) In the interests of highways safety.
- (18) In the interests of highways safety.
- (19) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (20) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (21) To ensure a satisfactory development. In the interests of preserving the character and appearance of the building.
- (22) To maintain and enhance visual amenity.

Dated 5th day of March 1987

Signed _____

Designation CHIEF PLANNING OFFICER

PLAN NO. 4/1290/84

Conditions continued

(13) continued

LIST OF PLANS REFERRED TO

Drawing No	Title
1526 PD/1	Proposed plans: ground floors
1526 PD/2	Proposed plans: Part roofs and upper floors
1526 PD/3	Main elevations: south
1526 PD/4	Main elevations: north
1526 PD/5	Sections C-C D-D E-E
1526 PD/6	Sections F-F G-G and Details

- (14) The junction of the site access road with Pipers Hill shall be constructed in accordance with the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development hereby permitted shall not be brought into use until the junction is so constructed.
- (15) The kerb radii of the access shall be 6 m.
- (16) The access road shall be 5.5 m wide.
- (17) The access shall include the provision of sight lines measuring 2.4 m x 30 m in a north-easterly direction and 2.4 m x 18 m in a south-westerly direction within which there shall be no obstruction more than 600 mm above carriageway level.
- (18) The development hereby permitted shall not be occupied until the sight lines referred to in condition 17 above shall have been provided and they shall be so maintained at all times thereafter.
- (19) The car parking spaces notated 1-3 inclusive on Drawing No 1526 PD/1 shall be kept available for use only by customers of the shops and visitors to the Studio.
- (20) The car parking spaces notated 4-12 inclusive on Drawing No. 1526 PD/1 shall be kept available for the use only by occupiers of or visitors to premises in Central Barn or by occupiers of the shops.
- (21) No works shall be carried out to the Central Barn until full details of the internal alterations shown on Drawing Nos. 1526 PD/1, 1526 PD/2 and 1526 PD/3 shall have been submitted to and approved by the local planning authority.
- (22) No goods materials or refuse shall be stored or processed outside the shops Studio or Central Barn.

Dated

5th

day of March

1987

Signed



Designation CHIEF PLANNING OFFICER