



# PLANNING

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Applicant:  
MISS P CLARIDGE  
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HP4 1LB

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01378/97/OUT**

**NORCOTT COURT FARM, NORTHCHURCH, BERKHAMSTED, HERTS, HP4 1LA  
REPLACEMENT DWELLING AND DETACHED DOUBLE GARAGE**

Your application for outline planning permission dated 29 August 1997 and received on 01 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 March 1998

## **CONDITIONS APPLICABLE TO APPLICATION: 4/01378/97/OUT**

Date of Decision: 26 March 1998

**1. Approval of the details of the siting, design and external appearance of the building, the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

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

**5. The trees shown for retention on the approved Drawing No. 7 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**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 comply with Policy 21 of the Dacorum Borough Local Plan, and in order to safeguard the character and amenities 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) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: To comply with Policy 21 of the Dacorum Borough Local Plan, and in order to safeguard the character and amenities of the area.

**8. No development shall take place within the proposed development site until the applicant 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 and approved by the planning authority.**

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

**9. The dwelling hereby permitted shall have a total floor space not exceeding 161 square metres.**

Reason: To comply with Policy 21 of the Dacorum Borough Local Plan, and in order to safeguard the character and amenities of the area.