

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BATEMAN MOLE ASSOCIATES
AVENUE LODGE
STRATFORD ROAD
BUCKINGHAM
BUCKS
MK19 1NY

FRASER DESIGN ASSOCIATES
1-5 PARK PLACE
NEWDIGATE ROAD
HAREFIELD
MIDDLESEX
UP9 6EJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01388/99/FUL

BOURNE END FARM, LONDON ROAD, BOURNE END, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP1 2RH
RECONSTRUCTION OF BARN 5 TO FORM PART OF GRAPHIC DESIGN STUDIO.

Your application for full planning permission dated 31 August 1999 and received on
04 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 22 November 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01388/99/FUL

Date of Decision: 22 November 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 development shall be carried out and maintained at all times thereafter using the following materials unless otherwise agreed in writing by the local planning authority:

- (a) black/dark stained timber cladding as shown on Drawing No.99:11:03a;**
- (b) metal corrugated sheeting painted black;**
- (c) guttering, downpipes and other pipework of aluminium or cast iron.**

Reason: In the interests of the setting of the listed building, the visual amenity of the Green Belt and the Landscape Development Area and for the avoidance of doubt.

3. The reconstructed barn shall not be brought into use until the access to the site shall have been modified in accordance with the details shown on Drawing No. 99:11:03a and the parking layout shown on this drawing shall have been provided. Thereafter, the access shall be retained fully in accordance with the approved drawing. There shall be no open storage within the area hatched orange and the vehicle parking arrangements shall not be used otherwise than for the approved purposes unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to ensure the adequate and satisfactory provision of off street parking facilities.

4. The development hereby permitted shall not be carried out and this permission shall be of no effect if any part of the permission granted on 11 August 1999 for the refurbishment of buildings and change of use to sales, repair and valeting of light commercial vehicles at the site (ref. no 4/0558/98FUL) is at any time implemented, and this permission is an alternative to and not in addition to the use of the site as a haulage contractors business.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the development plan.

5. All the areas hatched brown on Drawing No. 99:11:03a shall only be used for

landscaping. Unless otherwise agreed in writing by the local planning authority, all planting shall be carried out fully in accordance with details shown on Drawing No. 99:11:04a within the first planting season following the first date on which the use hereby permitted is commenced. For the purposes of this condition, a planting season shall commence on 1 October and end on 31 March each year.

Reason: In the interests of the setting of the listed building, the visual amenity of the Green Belt and the Landscape Development Area and for the avoidance of doubt.

6. If within a period of five years from the date of planting any of the planting is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) plants of the same species and size shall be planted at the same place, unless the local planning authority shall have agreed in writing any variation.

Reason: In the interests of the setting of the listed building, the visual amenity of the Green Belt and Landscape Development Area and for the avoidance of doubt.

7. No development shall take place until a scheme to deal with the contamination and drainage shall have been submitted to and approved in writing by the local planning authority; no soakaways shall be constructed in contaminated land.

Reason: To ensure that the issue of contamination and the means of drainage are adequately addressed and to prevent the pollution of groundwater.

8. No exterior lighting of any kind shall be installed except in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of the setting of the listed building, the visual amenity of the Green Belt and the Landscape Development Area and for the avoidance of doubt.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the building shall be used only for the purposes of a graphic design studio unless otherwise agreed in writing by the local planning authority.

Reason: To maintain and safeguard the strategic policies of the local planning authority as expressed in the development.

10. Notwithstanding the provisions of the Town and (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no development falling within Schedule 2, Part 2, Class A of the Order shall be carried out either within the application site or within the area hatched blue on Plan No. 4/1388/99 (Scale 1:2500).

Reason: To ensure that the local planning authority retains control over the development of the specified land, having regard to the strategic policies of the development plan and the amenities of the surrounding properties.

11. This planning permission does not authorise any part of the rebuilding of Barns 3 and 4 as shown on Drawing No.99:11:03a.

Reason: For the avoidance of doubt, because, since the submission of the application, Barns 3 and 4 have been demolished and replaced with new buildings which are unauthorised.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER