



PLANNING

CGB Partnership
Audley House
Northbridge Road
Berkhamsted, Herts
HP4 1EH

Applicant:
Caretech Community Services
Morven Park
The Causeway, Potters Bar
Herts
EN6 5HA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01575/96/FUL
CONVERSION OF BARNs TO CARE HOMES, CONVERSION OF FARMHOUSE
TO THREE DWELLINGS AND ERECTION OF SEVEN DWELLINGS
ST AGNELLS FARM CUPID GREEN LANE HEMEL HEMPSTEAD HERTS

Your application for full planning permission dated 29 November 1996 and received on 29 November 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 22 April 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01575/96/FUL

Date of Decision: 22 April 1997

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. With the exception of any site clearance associated with the preparation of the site for the conversions and erection of the dwellings hereby permitted, there shall be no other development carried out until samples and an associated detailed schedule of the materials to be used in the construction of all external surfaces shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building and its setting and for the avoidance of doubt.

3. The samples/details subject to condition 2 shall comprise:

- (a) Roofs of new dwellings (units 4 to 10): clay plain tiles;**
- (b) Roofs of farmhouse, south east and north west barns: clay peg tiles;**
- (c) Walls to units 4 to 10: brickwork;**
- (d) Walls to south east and north east barns:**
 - (i) black stained shiplap boarding (with the exception of the extension to the south east barn);**
 - (ii) brickwork;**
- (e) Window frames and doors to units 4 to 10: brown stained timber;**
- (f) Window frames and doors to the north east and south east barns: black stained timber;**
- (g) Window frames to farmhouse: white painted timber.**

Reason: To safeguard the character and appearance of the listed building and its setting.

4. The drainpipes of the farmhouse shall be of cast iron and painted black and the drainpipes of all other parts of the development hereby permitted shall be metal and painted black; once provided the drainpipes shall be at all times maintained in accordance with this condition.

Reason: To safeguard the character and appearance of the Listed Building and its setting and for the avoidance of doubt

5. Within two months of the date of this permission a detailed scheme shall be submitted showing full details of how the fire damaged parts of the farmhouse will be rebuilt and this element of the work shall be carried out in accordance with the approved scheme before any unit hereby permitted is first occupied.

Reason: To safeguard the character and appearance of the Listed Building and its setting and for the avoidance of doubt.

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6. Unless otherwise agreed in writing by the local planning authority and as a result of the details subject to condition 5, the development shall be carried out fully in accordance with:

(a) Structural report by Gary Gabriel Associates dated January 1997 and received on 17 February 1997 (job no. 7086);

(b) Letter from Gary Gabriel Associates to the local planning authority dated 24 March 1997;

(c) Letter from CGB Partnership to the local planning authority dated 24 March 1997;

and the required specified details shall be submitted to and carried out in accordance with a programme which shall first have been agreed in writing with the local planning authority.

Reason: To safeguard the character and appearance of the Listed Building and its setting and for the avoidance of doubt.

7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (Part C2), the care homes hereby permitted shall not be used as a hospital, residential school, college or training centre unless otherwise agreed by the local planning authority.

Reason: To enable the local planning authority to retain control over the future uses of the site. In terms of parking, highway safety, safeguarding the residential environment and the character and appearance of the Listed Building and its setting, the use for other uses (hospital, residential school, college or training centre) would require separate consideration.

8. No dwellinghouse or care home hereby permitted shall be occupied until all arrangements for vehicle parking, circulation and turning facilities shown on Drawing No. 9514/20c shall have been provided, and thereafter the respective facilities shall not be used otherwise than for the purposes approved.

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

9. No dwelling or care home hereby permitted shall be occupied until the sight lines/vision splays shown on Drawing No. 9514/20c shall have been provided, and they shall be maintained at all times thereafter. Within these splays there shall at no time be any obstruction to visibility between 600mm and 2m above carriageway level and Accesses 'A' and 'B' shall only serve the care homes hereby permitted.

Reason: In the interests of highways safety and for the avoidance of doubt

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10. The development hereby permitted shall not be occupied until details shall have been submitted to demonstrate how the 3.8m wide section of access road shown on Drawing No.9514/20c is to be treated, including the provision of any necessary signage.

Reason: In the interests of highways safety and for the avoidance of doubt.

11. Within three months of the date of this permission details of both hard and soft landscape works shall have been submitted to the local planning authority. These details shall include hard surfacing materials and the refuse units.

Reason: In the interests of the character and appearance of the Listed Building and for the avoidance of doubt.

12. The plans and particulars submitted in accordance with condition 11 above shall include details of the size, species, and positions or density of all trees and plants to be planted, and the proposed time of planting, together with an implementation and management plan.

Reason: To safeguard the character and appearance of the listed building and its setting.

13. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To safeguard the character and appearance of the Listed Building and its setting.

14. Before any unit or care home hereby permitted is first occupied all boundary treatment shown on Drawing 9514/20c and the brick wall and railings shown on the plan received by the local planning authority on 6 March 1997 shall have been provided fully in accordance with these approved details. This boundary treatment shall thereafter be permanently retained and unless otherwise agreed in writing the existing unauthorised fence subject to Planning Refusal 4/0846/94 shall be removed from the site within six months from the date of this permission.

Reason: To safeguard the character and appearance of the Listed Building and its setting.

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15. The railings of the brick walls shall be painted black, and within two months of the date of this permission full details of the boundary treatment for the subdivision of the gardens of Units 1 to 8 and of the brick and flint perimeter walls shall be submitted to the local planning authority. The approved details shall be provided before any of the dwellings or care homes hereby permitted are first occupied and once provided the approved boundary treatment shall thereafter be permanently retained.

Reason: To safeguard the character and appearance of the Listed Building and its setting and the residential amenity of the locality

16. This permission does not relate to the approval of the drainage of the development or methods for dealing with any contamination of the site and schemes to address drainage and contamination shall be submitted to and approved by the local planning authority before any work is commenced on the development hereby permitted.

Reason: To ensure that there is an acceptable drainage scheme to serve the development and that the issue of contamination is adequately addressed.

17. 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 within the residential curtilages of Units 1 to 8:

Schedule 2 Part 1 Classes A to H

and within all parts of the site edged red on the site location plan (TL 017010SW) no development falling within the following Classes shall be carried out:

Schedule 2 Part 2 Classes A, B and C

without, in either case, the express written permission of the local planning authority.

Reasons:

- (a) To safeguard the character and appearance of the Listed Building and its setting;
- (b) To safeguard the residential environment of the site and the adjoining area;
- (c) In the interests of highway safety.

18. All bathroom windows shall be permanently fitted with obscured glass and those serving Units 4, 5, 7, 8, 9 and 10 shall be non-opening with the exception of any top hung type, details of which shall be agreed in writing by the local planning authority before installation.

Reason: To permanently safeguard the residential amenity of adjoining dwellings.

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19. The landing windows of units 4, 5, 6, 7, 8, 9 and 10 shall be permanently fitted with obscured glass and shall be of a fixed type, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenity of the adjoining dwellings.

20. There shall be no variation to the internal layout of any of the dwellings and care homes hereby permitted unless otherwise agreed in writing by the local planning authority and the restriction of permitted development rights in condition 17 above extends to any external alteration including changes to window openings.

Reason: To enable the local planning authority to retain control over future changes at the site. The provision of additional bedrooms will increase parking demands within the site and on adjoining highways. The control over the alteration of external appearance will safeguard the residential amenity of the locality and the character and appearance of the site in relation to its surroundings.

21. Prior to the commencement of any part of the conversions hereby permitted English Nature and the Hertfordshire Bat Group shall be notified in writing to confirm whether there is any bat activity at the site, and, in the event of evidence of such activity, the Bat Group shall be given immediate access to the site and conversion work shall not commence until the local planning authority, in consultation with the Bat Group, is satisfied that it is acceptable to proceed.

Reason: In accordance with the advice of English Nature in the interests of nature conservation, as required under the Wildlife and Countryside Act 1981 (as amended).

22. A scheme for enabling access at all times by bats to both the farmhouse and the south east barn shall be submitted to and approved in writing by the local planning authority, in consultation with English Nature, before any development is commenced.

Reason: In the interests of nature conservation, as required under the Wildlife and Countryside Act 1981 (as amended).

23. All the timber treatment shall be only be carried out in accordance with the list of Remedial Timber Treatment Products suitable for Bat Roosts as specified in Appendix 1 of the English Nature Species Conservation Handbook (Mammals 1:1 May 1996 pp1- 8) and no timber spraying shall commence if bats are present.

Reason: In accordance with the advice of English Nature in the interests of nature conservation, as required under the Wildlife and Countryside Act 1981 (as amended).

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24. Before the commencement of the development hereby permitted grilles shall be installed across the badger sett entrances of the site to the satisfaction of the local planning authority and thereafter the grilles shall be permanently retained unless otherwise agreed in writing by the local planning authority.

Reason: In accordance with the advice of English Nature in the interests of nature conservation, as required under the Wildlife and Countryside Act 1981 (as amended).

25. Unless otherwise agreed by the local planning authority no development shall take place until the applicant, or their 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 and approved in writing by the local planning authority.

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

26. Details of any exterior lighting shall be submitted to and approved in writing by the local planning authority before any of the dwellings or care homes hereby permitted are first occupied. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the Listed Building and its setting, to safeguard the residential amenity of the existing and new dwellings and care homes hereby permitted, in the interests of crime prevention, and in the interests of nature conservation.