



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 - 4/01576/96/LBC
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 listed building consent dated 29 November 1996 and received on 4 December 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: 4/01576/96/LBC

Date of Decision: 22 April 1997

1. The works for which this consent is granted shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. A detailed scheme shall be submitted within two months of the date of this consent showing details of how works to the fire damaged parts of the Farmhouse will be carried out, including the pattern of purlins and rafters of the roof; the scheme shall include the use of clay peg roofing tiles, a detailed structural survey showing the parts of the building which it is possible to retain and methods of cleaning of charred timbers.

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

3. With the exception of any site clearance associated with the preparation of the site and repairs to the existing buildings, no other works shall be carried out until samples and an associated detailed schedule of the materials to be used for the works hereby approved shall have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

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

4. The samples/details to be used for the works hereby approved shall comprise:

a) Roofs of New Dwellings (Units 4 to 10): Clay Plain Tiles;

b) Roofs of Farmhouse, South East and North East 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 and 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 and for the avoidance of doubt.

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5. Unless otherwise agreed in writing by the local planning authority and as a result of the details subject to condition 2, the works hereby permitted shall be carried out fully in accordance with:

(a) Structural Report by Gary Gabriel Associates dated January 1997 (Job No.7086);

(b) Letter from Gary Gabriel Associates to 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 have first been agreed in writing with the local planning authority.

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

6. Details submitted in accordance with condition 5 shall include those relating to the structural relationship between the South East Barn and the extension abutting its north eastern flank wall.

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

7. The drainpipes of the Farmhouse shall be of cast iron and painted black and the drainpipes of all other parts of the works hereby approved 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.