

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
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JOHNSON AND PARTNERS
39a HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

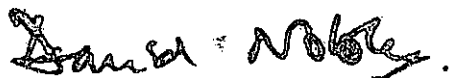
MRS V BARBUTI
THE BARN, CORNERWAY COTTAGE
SHENDISH
LONDON ROAD
HEMEL HEMPSTEAD HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01867/00/FUL

THE BARN, CORNERWAY COTTAGE, SHENDISH, LONDON ROAD, HEMEL
HEMPSTEAD, HERTS
CONVERSION OF BARN TO DWELLING

Your application for full planning permission dated 06 October 2000 and received on
19 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 13 December 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01867/00/FUL

Date of Decision: 13 December 2000

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. 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 in writing by the local planning authority.

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

4. All windows and doors shall be of timber construction unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

5. The dwellinghouse hereby permitted shall not be occupied until the parking spaces shown on Drawing No. 2844 05 rev C shall have been provided. Those parking spaces shall not be used thereafter for any purpose other than the parking of vehicles.

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

6. Any alterations to the existing barn requiring the removal, strengthening or replacement of timber members shall be agreed in writing by the local planning authority before such works take place.

Reason: For the avoidance of doubt.

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) 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 enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

8. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and in the interests of visual amenity.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991-2011
Policies 1, 2 and 5

Dacorum Borough Local Plan
Part 3 General Proposals
Policies 3, 8, 9 and 100
Part 5 Environmental Guidelines
Sections 2, 6 and 14

Dacorum Borough Local Plan 1991-2011 Deposit Draft
Part 3 General Proposals
Policies 3, 9, 10 and 106
Part 5 Environmental Guidelines
Sections 2, 6 and 14