

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



EADES HOTWANI PARTNERSHIP  
83 TILE HOUSE STREET  
HITCHIN  
HERTS  
SG5 2DY

C BARNET  
C/O MANOR FARM  
WATLING STREET  
MARKYATE  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01944/00/FUL

**POTTEN END BAPTIST CHURCH, THE FRONT, POTTEN END, BERKHAMSTED,  
HERTS  
CONVERSION TO DWELLING WITH GROUND FLOOR EXTENSIONS**

Your application for full planning permission dated 27 October 2000 and received on 30 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Daniel Noble*

Development Control Manager

Date of Decision: 25 April 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/01944/00/FUL**

Date of Decision: 25 April 2001

**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, including timber window frames, 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 safeguard the character and appearance of the Listed Building and in the interests of the visual amenities of the Conservation Area.

**3. 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.

**4. The oval window at first floor level in the front elevation of the existing church shall be permanently fitted with 'Minster' obscured glass from the Picktory Texture Glass range, unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of the amenity of adjoining residents and the appearance of the listed building.

**5. The roof lights hereby permitted shall be flush fitting and glazed with non-reflective glass.**

Reason: In the interests of the visual amenities of the Conservation Area and the appearance of the listed building.

**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 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.

**NOTE:**

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

**Hertfordshire Structure Plan Review 1991 - 2011**  
Policies 1 and 2

**Dacorum Borough Local Plan**  
**Part 3 General Proposals**  
Policies 4, 8, 9, 109 and 110  
**Part 5 Environmental Guidelines**  
Section 13

**Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**  
**Part 3 General Proposals**  
Policies 4, 9, 10, 115 and 116  
**Part 5 Environmental Guidelines**  
Section 13