



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

DEREK ROGERS ASSOCIATES  
CHURCH SQUARE  
48 HIGH STREET  
TRING  
HERTS  
HP23 5AG

CHASE PROJECTS LTD  
113 FORE STREET  
HERTFORD  
HERTS  
SG14 1AS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01964/98/FUL

**NORCOTT HALL FARM, NORCOTT HILL, NORTHCHURCH, BERKHAMSTED,  
HERTS, HP4 1LB  
CONVERSION OF BARN & OUTBUILDINGS TO 6NO RESIDENTIAL UNITS & NEW  
GARAGE BLOCK**

Your application for full planning permission dated 17 November 1998 and received on 18 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 February 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01964/98/FUL**

Date of Decision: 12 February 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 in accordance with the Schedule of Materials set out in the letter from Derek Rogers Associates dated 10 February 1999 and received by the local planning authority on 11 February 1999.**

Reason: To ensure a satisfactory appearance to the development.

**3. No development shall take place until details of the materials proposed to be used on the surfaces of the courtyards shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance.

**4. The development shall be carried out in accordance with the plans and particulars for soft landscaping works as submitted on unnumbered drawings received 19 November 1998 and 27 January 1999.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing Nos. 2181 PD/8 and PD/11B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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

**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 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 to ensure a satisfactory appearance to the development.

**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 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.

**9. The stables hereby permitted shall not be used for any business or commercial use.**

Reason: In order that the Local Planning Authority can control future development on the site.

**10. A programme of archaeological work shall be secured and carried out prior to the commencement of any development hereby permitted, in accordance with a written scheme of investigation which shall be submitted by the applicant and approved by the local planning authority.**

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

**11. Informative 1:**

The new drainage system should be of an adequate capacity to serve the properties involved and all necessary consents from the Environment Agency and Water Authority must be obtained.

**Informative 2:**

Adequate provision should be made for the storage and disposal of manure and the like from the stables to prevent the risk of nuisance from smell or flies to the residential units.