



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR T EVISON
5 CIRCUS STREET
THE PLAIN
OXFORD
OX4 1JR

MR K FENSOM
GUBBLECOTE FARM COTTAGE
GUBBLECOTE
TRING
HERTS
HP23 4QG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01979/98/FUL

**GUBBLECOTE FARM COTTAGE, GUBBLECOTE, TRING, HERTS, HP234QG
CHANGE OF USE FROM AGRICULTURAL BUILDING TO SMALL SCALE OFFICE**

Your application for full planning permission dated 09 November 1998 and received on 23 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01979/98/FUL

Date of Decision: 24 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. Unless otherwise agreed in writing with the local planning authority the glazed screen in the north elevation and the window in the east elevation hereby permitted shall be constructed of glass inserted in timber hard wood frames stained dark brown in colour.

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 designated parking areas and the means of demarcation of the spaces 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 maintain and enhance visual amenity.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on the drawing labelled "Layout Plan 1:200" and received by the local planning authority on 23 November 1998 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.

5. 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, roof lights, 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.

6. This permission extends solely to the use of the barn outlined in green on the drawing labelled "Layout Plan 1:200" and received by the local planning authority on 23 November 1998 for office purposes falling within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987. The barn shall not be used for any other purpose (including any other purpose in Class B1(b), B1(c) or Class B8 of the Schedule to that Order, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), and there shall be no retail sales from the premises.

Reason: In order that the local planning authority can retain control over the operation of the office in the interests of the amenity of adjoining residents and highway safety.

7. The office use hereby permitted shall only be carried on in the building outlined in green on the drawing labelled "Layout Plan 1:200" and received by the local planning authority on 23 November 1998 by the occupier for the time being of Gubblecote Farm Cottage.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and the Dacorum Borough Local Plan and in the interests of the amenity of the residents of Gubblecote Farm Cottage.