

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1729/91

Mr R Powell
Justa Farm Little Heath Ln
Potten End
Herts.

N Williamson Des.& Bld Ltd
12 The Park
Redbourn
Herts
AL3 7LR

DEVELOPMENT ADDRESS AND DESCRIPTION
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Justa Farm Little Heath Ln Potten End

CONVERSION OF BARN AND OUTBUILDINGS TO FORM THREE RESIDENTIAL UNITS

Your application for *listed building consent* dated 09.12.1991 and received on 31.12.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1729/91

Date of Decision: 11.08.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No structural timbers within the timber-framed barn shall be cut, burnt, dismantled or removed from the site without the prior written consent of the local planning authority.
3. The roof to the timber-framed barn shall be tiled using plain clay peg tiles with matching clay ridge tiles.
4. The walls to the timber-framed barn shall be clad using feather-edged timber weatherboarding which shall be painted black or such other finish as may be approved in writing by the local planning authority prior to the commencement of works.
5. The rooflights to the development hereby permitted shall be of a type and size details of which shall be submitted to and approved by the local planning authority prior to the commencement of works.
6. Any new sections of brick plinth to the timber-framed barn shall be constructed in brickwork matching the existing brickwork of the plinth using a lime mortar with a flush rubbed joint.
7. All rainwater goods shall be constructed of cast iron and painted.
8. Details of the height, diameter, colour and finish of all flue outlets shall be submitted to and approved in writing by the local planning authority prior to the commencement of work.
9. Detailed drawings showing the construction and method of support of the floors to be inserted within the timber-framed barn shall be submitted to and approved in writing by the local planning authority prior to the commencement of works.
10. Notwithstanding the details shown on the plans hereby approved this permission does not extend to the construction of any fences or walls within the application site.
11. Details of the position and treatment of all boundaries and means of enclosure shall be submitted to and approved by the local planning authority prior to the commencement of works.



CONDITIONS APPLICABLE (contd)
TO APPLICATION: 4/1729/91

Date of Decision: 11.08.1992

12. The garage doors to the development hereby permitted shall be constructed of vertically boarded, dark-stained timber.
13. Notwithstanding the details shown on the approved plans the roofs to Unit 3 and the garages hereby approved shall be finished with natural slate with matching ridge tiles.
14. The windows to Unit 3 shall be constructed of painted timber and shall consist wholly of side hung casements.
15. All new brickwork shall match the colour, bond and pointing of the existing brickwork and any repointing shall be carried out in lime mortar and shall have a flush rubbed joint.
16. Details of the construction and surfacing of the access and all parking, turning, circulation and amenity areas shall be submitted to an approved by the local planning authority prior to the commencement of works.

REASONS:

1. To comply with the provisions of S.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. In the interest of preserving the character, appearance and structural integrity of the Listed Building.
- 3-16 In the interests of preserving the character and appearance of the building.

DATED

11th

August

1992

DACORUM BOROUGH COUNCIL

- and -

MR RAYMOND ALBERT JOHN POWELL

DEED OF VARIATION

Under s.106 of the Town and Country Planning Act 1990 and s.33 of
the Local Government (Miscellaneous Provisions) Act 1982 in
respect of Land at
Justa Farm
Little Heath Lane
Potten End
Hertfordshire

Keith M Pugsley
Director of Law and Administration
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

Ref: 5.92/32/126/164/NP/SGC/BS.7

cT_B

T H I S D E E D is made the *eleventh* day
of *August* One thousand nine hundred and ninety-two
B E T W E E N DACORUM BOROUGH COUNCIL of Civic Centre Marlowes
Hemel Hempstead Hertfordshire (hereinafter called "the Council")
of the one part and MR RAYMOND ALBERT JOHN POWELL of Justa Farm
Little Heath Lane Potten End Hertfordshire (hereinafter called
"the Owner") of the other part

W H E R E A S :

- (1) An Agreement (hereinafter called "the Agreement") relating to land known as Justa Farm Little Heath Lane Potten End Hertfordshire and shown edged red on the plan annexed to the Agreement (hereinafter called "the Land") was made on the Twenty-fourth day of September One thousand nine hundred and ninety-one between the Council of the one part and the Owner of the other part under s.106 of the Town and Country Planning Act 1990 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982
- (2) Planning permission was granted under reference number 4/0571/90 on the twenty-sixth day of September One thousand nine hundred and ninety-one (hereinafter called "the First Application") for the erection of a block of four garages on the Land
- (3) The Owner has submitted a further application for planning permission under reference 4/0007/92FL and an application for listed building consent under reference 4/1729/91LB (hereinafter together called "the Second Application") for conversion of barn and outbuildings to form three residential units on the Land
- (4) In the event that planning permission and listed building consent with or without conditions are granted by the Council or by the Secretary of State for the Environment pursuant to the Second Application the parties hereto have agreed to vary the Agreement with the express intent that the covenants contained in the Agreement shall run with and bind the Land

N O W T H I S D E E D W I T N E S S E T H as follows:

1. IN consideration of the agreement by the Owner to vary the Agreement in the manner hereinafter appearing the Council hereby agrees with the Owner that the Council will grant planning permission and listed building consent pursuant to the Second Application
2. THE Owner agrees with the Council that the Agreement shall be varied in the manner hereinafter appearing:
 - (a) Recital (3) shall read: "Applications have been made to the Council for planning permission and listed building consent under the Application Numbers and for the developments described in the Second Schedule hereto"
 - (b) Clause 1 shall read "IN the event that planning permission and listed building consent with or without conditions are granted by the Council or by the Secretary of State for the Environment pursuant to all of the applications described in the Second Schedule hereto (the first of which applications for planning permission shall hereinafter be called "the First Application" and the second of which applications for planning permission together with the application for listed building consent shall hereinafter be called "the Second Application") and such planning permissions and listed building consent shall be implemented then this Agreement shall have full force and effect but not otherwise save that Clause 3 (b) hereof shall have full force and effect from the date hereof"
 - (c) Clause 2 shall read: "IN consideration of the covenants on the part of the Owner contained in the Third Schedule hereto the Council hereby covenants with the Owner that the Council will forthwith

grant planning permission pursuant to the First Application and planning permission and listed building consent pursuant to the Second Application subject to conditions

- (d) The Second Schedule shall read:

"THE APPLICATIONS AND THE DEVELOPMENT

The First Application reference number 4/0571/90 relates to the Development consisting of the erection of a block of four garages at Justa Farm Little Heath Lane Potten End

The Second Application reference number 4/0007/92FL and 4/1729/91LB relates to the Development consisting of the conversion of barn and outbuildings to form three residential units"

- (e) The covenant contained in the Third Schedule shall be numbered "1"

- (f) After the covenant referred to in sub-Clause (e) above there shall be added the following covenant:

"2. The existing garage block on the Land which is situate to the south of the main barn and fronts onto Little Heath Lane shall be demolished no earlier than the date of completion of the erection of the garages in accordance with such planning permission as is granted pursuant to the First Application (hereinafter called "the completion date") and no later than three calendar months after the completion date"

3. THE Owner hereby agrees to pay the Council's reasonable costs in the preparation hereof on the execution of this Deed of Variation

4. THIS Deed of Variation shall be included in the Register of Local Land Charges

I N W I T N E S S whereof the parties hereto have set their hands and seals to be hereunto affixed the day and year first before written

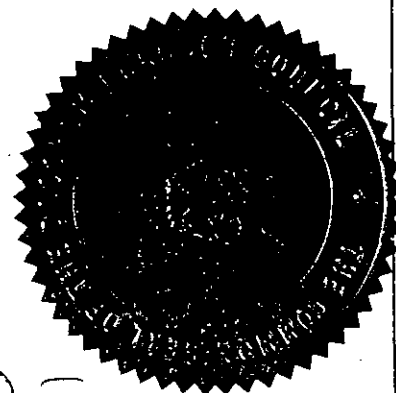
THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed in
the presence of:

Keith Hunt.

Chief Executive

A. H. Walker

Assistant Director
(Law)



SEAL REGISTER
BOOK 1
ENTRY 1780

SIGNED SEALED and
DELIVERED by the OWNER
in the presence of:

[Signature]

[Signature]

Henel Hempstead

Soluto