

NOTES

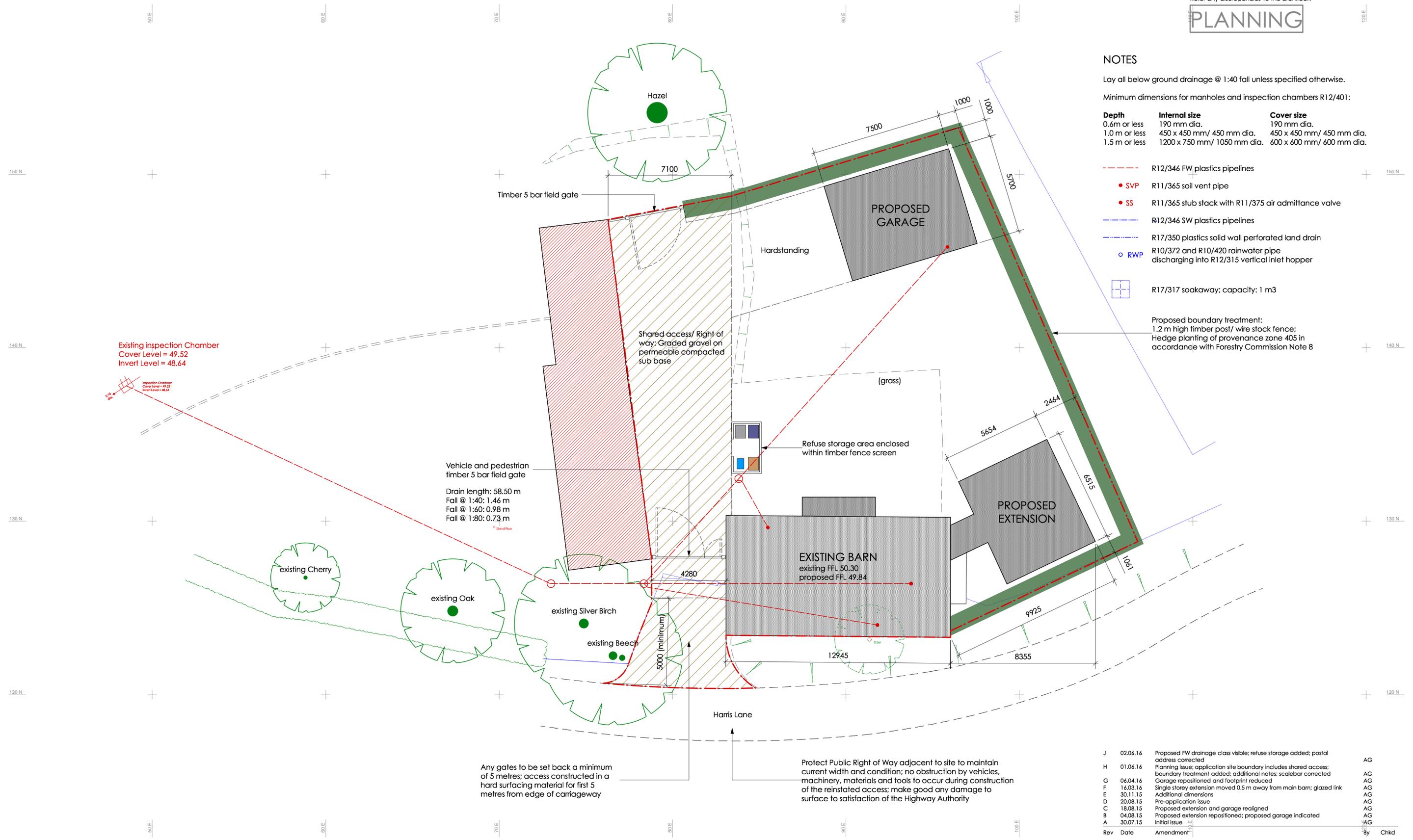
Lay all below ground drainage @ 1:40 fall unless specified otherwise.

Minimum dimensions for manholes and inspection chambers R12/401:

Depth	Internal size	Cover size
0.6m or less	190 mm dia.	190 mm dia.
1.0 m or less	450 x 450 mm/ 450 mm dia.	450 x 450 mm/ 450 mm dia.
1.5 m or less	1200 x 750 mm/ 1050 mm dia.	600 x 600 mm/ 600 mm dia.

- R12/346 FW plastics pipelines
- SVP R11/365 soil vent pipe
- SS R11/365 stub stack with R11/375 air admittance valve
- R12/346 SW plastics pipelines
- R17/350 plastics solid wall perforated land drain
- RWP R10/372 and R10/420 rainwater pipe discharging into R12/315 vertical inlet hopper
- R17/317 soakaway; capacity: 1 m3

Proposed boundary treatment:
1.2 m high timber post/ wire stock fence;
Hedge planting of provenance zone 405 in accordance with Forestry Commission Note 8



Existing inspection Chamber
Cover Level = 49.52
Invert Level = 48.64

Inspection Chamber
Cover Level = 49.52
Invert Level = 48.64

Vehicle and pedestrian
timber 5 bar field gate
Drain length: 58.50 m
Fall @ 1:40: 1.46 m
Fall @ 1:60: 0.98 m
Fall @ 1:80: 0.73 m

Any gates to be set back a minimum
of 5 metres; access constructed in a
hard surfacing material for first 5
metres from edge of carriageway

Protect Public Right of Way adjacent to site to maintain
current width and condition; no obstruction by vehicles,
machinery, materials and tools to occur during construction
of the reinstated access; make good any damage to
surface to satisfaction of the Highway Authority

Rev	Date	Amendment	By	Chkd
J	02.06.16	Proposed FW drainage class visible; refuse storage added; postal address corrected		AG
H	01.06.16	Planning issue; application site boundary includes shared access; boundary treatment added; additional notes; scalebar corrected		AG
G	06.04.16	Garage repositioned and footprint reduced		AG
F	16.03.16	Single storey extension moved 0.5 m away from main barn; glazed link		AG
E	30.11.15	Additional dimensions		AG
D	20.08.15	Pre-application issue		AG
C	18.08.15	Proposed extension and garage realigned		AG
B	04.08.15	Proposed extension repositioned; proposed garage indicated		AG
A	30.07.15	Initial issue		AG

Rev	Date	Amendment	By	Chkd
0				
1				
2				
3				
4				
5				

Proposed site plan

Proposed conversion of redundant barn into a dwelling and extension
Rookery Barn, Harris Lane, Offley, Herts SG5 3DQ

Scale 1:50 @ A1 1:100 @ A3 Date July 2015 Drawing no. 15_370 | L | 002_J

NORTH HERTFORDSHIRE DISTRICT COUNCIL



Town and Country Planning Acts

DECISION NOTICE

Correspondence Address:

Mr A Goodman
Good Architecture
5 Parliament Square
Hertford
Herts
SG14 1EX

Applicant:

Mr T Gill

PARTICULARS OF DEVELOPMENT

Application: 16/01409/1

Proposal: Two storey front extension; single storey side extension and conversion of redundant barn to 4 bedroom dwelling and ancillary works. Erection of a detached garage

Location: **Barn adj (40M ESE) The Rookery, Kings Walden Road, Offley, SG5**

Approved Plan Nos: 15_370/L/001_B; 15_370/L/002_J; 15_370/L/004_J;
15_370/L/005_J; 15_370/L/006_B; 15_370/L/007_L;
15_370/L/008_E; 15_370/L/010_E; 01TR_E; 01TR_G;
01TR_R; 01TR_S;

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 06/06/2016 subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

- 3 Notwithstanding the provisions of Class A within Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, no windows (other than those shown on the approved plan) shall be inserted on any elevation, without the specific grant of planning permission by the Local Planning Authority.

Reason: To safeguard the appearance of the building in the Conservation Area.

- 4 **Details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented prior to occupation of the development and shall be permanently maintained as such thereafter, without prior planning permission being obtained.**

Reason: To safeguard the visual amenity of the area.

- 5 **Details and samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.**

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended no development as set out in Classes A to H inclusive of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

- 7 The access shall be constructed in a hard surfacing material for the first 5 metres from the edge of the carriageway.

Reason: To prevent erosion of the edge of the carriageway and prevent loose material from passing onto the public highway, which may be detrimental to highway safety.

- 8 Any gates proposed to the site shall be set back a minimum of 5.0 metres from the edge of the carriageway and shall open inwards to the site.

Reason: To allow a vehicle to wait clear of the carriageway while the gates are being opened and closed.

- 9 The Public Right of Way adjacent to the site on Harris Lane must be protected to it's present width and current surface condition and shall remain unobstructed by vehicles, machinery, materials and tools during construction of the reinstated access.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety.

- 10 The condition of the Public Right of Way on Harris Lane must not deteriorate as a result of the construction work associated with the reinstated access. Any adverse affects to the surface from traffic, machinery or materials (especially overspills of cement & concrete) shall be made good by the applicant to the satisfaction of the Highway Authority.

Reason: To safeguard the rights of the public and in the interest of pedestrian safety.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Planning Informative:

The developer is advised of the following;

Bats and their roosts are protected at all times under domestic and European law. Works should proceed with caution, and in the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from one of the following: Natural England: 0300 060 0390, the UK Bat Conservation Trust Helpline 0345 1300 228, the Herts and Middlesex Wildlife Bat Group website: www.hmbg.org.uk or a bat consultant.

Signed:



Development & Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 01 August 2016

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.
- 3 The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website:

www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application

- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.

- 5 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, Suite C, 4th Floor, Spectrum Building, Bond Street, Bristol, BS1 3LG or online at www.planningportal.gov.uk/planning/appeals.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless

authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BY-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.