

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0024/93

Mr S Howes  
No 1 Yew Tree Close  
Eaton Bray  
Beds

Adrian C Hoy  
Architectural & Planning Consultant  
3 The Green  
Great Horwood  
Milton Keynes  
MK17 ORH

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Park Farm, The Twist, Wiggington, Herts

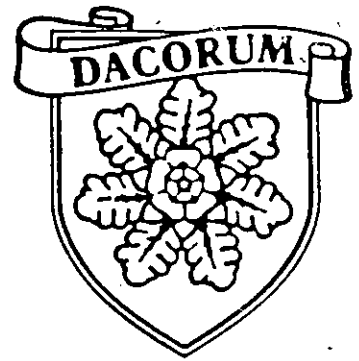
CONVERSION OF BARNS INTO FOUR DWELLINGS AND GARAGES

Your application for *full planning permission* dated 11.01.1993 and received on 12.01.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0024/93

Date of Decision: 08.04.1993

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. All doors and windows to be installed on the buildings that are the subject of this application shall be in dark stained timber or such other finishes as may be agreed in writing with the local planning authority prior to the commencement of work.

Reason: To ensure a satisfactory appearance.

4. All new and repaired brickwork shall match the existing in colour, size and bond and shall be constructed in mortar of the same type and colour as the existing.

Reason: To ensure a satisfactory appearance.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

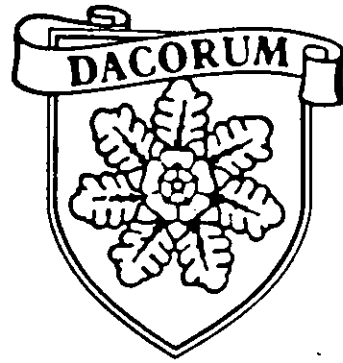
Reason: To maintain and enhance visual amenity.

6. No development shall take place until full details of the conversion of the western-most range of buildings to provide garaging have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme detailing all hard surfacing materials which are to be used in the development. The works shall be carried out in accordance with the details so approved.

Reason: To ensure hardsurfacing appropriate to the setting of the buildings.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0024/93

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8. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council.

Reason: In the interests of highways safety and amenity.

9. Before any part of the development is first occupied the areas of hardsurfacing and carparking hereby approved shall be provided. The parking areas shall not be used thereafter for any purpose other than parking of vehicles.

Reason: To ensure satisfactory parking provision.

10. All planting, seeding or turving comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof, no gates, fences, walls, hedges or other means of enclosure shall be erected or planted other than in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To prevent inappropriate features on this sensitive site within the Chilterns Area of Outstanding Natural Beauty.

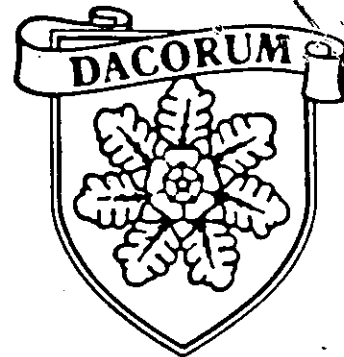
12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof, no sheds, outbuildings, or swimming pools shall be constructed other than in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To prevent inappropriate features on this sensitive site within the Chilterns Area of Outstanding Natural Beauty.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0024/93

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13. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof there shall be no alterations or extensions to the buildings other than in accordance with details which shall first have been submitted to and approved by the local planning authority.

Reason: To prevent inappropriate features on this sensitive site within the Chilterns Area of Outstanding Natural Beauty.