

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0040/92

K Pilling  
Whelpley Ash Farm  
Chesham Road  
Bovingdon  
Herts

Lardi Cox And Partners  
One The Old School House  
George Street  
Hemel Hempstead  
Herts  
HP2 5HJ

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Whelpley Ash Farm, Chesham Road, Bovingdon

RECONSTRUCTION OF BARN (RESUBMISSION)

Your application for *full planning permission* dated 09.01.1992 and received on 14.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

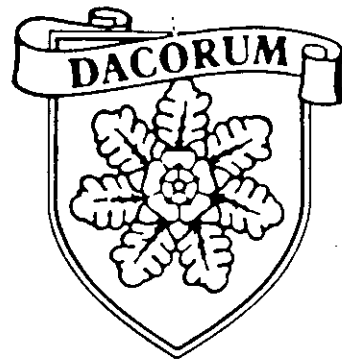
Director of Planning

Date of Decision: 09.03.1992

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0040/92

Date of Decision: 09.03.1992



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. Notwithstanding the details shown on Plan Nos 1405/04A and 1405/05A no work shall be started on the development hereby permitted until details and samples of the roofing tiles and bricks 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.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1) or any amendments thereto there shall be no alterations to the building hereby permitted without the express written permission of the local planning authority.
4. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of the buildings coloured yellow on Drawing No 1405/01 Revision 3 as a simple dwellinghouse.
5. The building hereby permitted shall at no time incorporate a first floor.

**REASONS:**

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the setting of the listed building which occupies a prominent position within the rural landscape of the Green Belt.
3. In order that the local planning authority may retain control over changes to the external appearance of the building in the interests of the setting of the listed building and to safeguard the rural landscape of the Green Belt.
4. For the avoidance of doubt as the site is located within the Green Belt where there is a restraint upon new development.
5. (a) The site is located within the Green Belt where there is 'a presumption' against development that would prejudice its role and visual quality. The provision of a first floor would substantially increase the floorspace of the building similar to that previously refused under application 4/0271/910L which was considered unacceptable in terms of Green Belt Policy.  
(b) The provision of a first floor would be likely to necessitate the alteration of the external appearance of the building to the detriment of the appearance of the building within the rural landscape of the Green Belt.