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Town Planning Ref. No. 4/0152/89

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Dreamwake Ltd 53 Egerton Gardens London SW3 2DA

R C Drew c/o 74 Amersham Road Little Chalfont Bucks

Conversion of barns to 2 dwellings, demolition and rebuild of outbuilding for living accommodation. Use of agricultural outbuildings as garage/storage areas, reconstruction of... outbuilding for use as garage/store two storey and single at storey extensions to farmhouse and change of use of agricultural land to residential garden and driveway at Heath End Farm, Heath End, Wigginton

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 24.1.89 and received with sufficient particulars on 24.1.89 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
(2) The development hereby permitted shall be constructed in accordance with the following schedule of materials:

(a) Main barn Nos 1 and 2 as shown on sheet 4 and 3 of Drawing 3470/88:

- Roof: Plain clay tiles,
Walls: Feather edged timber boarding stained black and second-hand red bricks,
Windows: Timber frames stained dark brown.



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- (b) Single storey outbuilding as shown on sheets 4 and 3 of Drawing 470/88:

Roof: Natural slate,  
Walls: Feather edged timber boarding stained black and second-hand red bricks,  
Windows: Timber frames stained dark brown.

- (c) Farmhouse and two storey extension as shown on sheet 2 of Drawing 470/88:

Roof: Plain clay tiles  
Walls: Secondhand red bricks  
Windows: Timber sash frames to match the existing house.

- (d) Single storey extension to farmhouse:

Roof: Natural slate,  
Walls: Feather edged timber boarding stained black and secondhand red bricks,  
Windows: Timber sash frames to match the existing house;

or any other such materials as may be agreed in writing with the local planning authority.

3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 or any amendments thereto, there shall be no extensions, additions, insertion of windows, roof lights or dormers to the barns, outbuildings and farmhouse as shown on sheets 1 to 4 of Drawing 470/88 without the express written permission of the local planning authority.
4. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988, or any amendments thereto, there shall be no garages or other buildings required for purposes incidental to the enjoyment of the dwellings hereby permitted, nor shall there be any walls, fences or other means of enclosure other than those shown on sheets 1 to 4 inclusive of Drawing 470/88B without the express written permission of the local planning authority.
5. All planting, seeding and turfing comprised in the approved details of landscaping as shown on sheet 1 to 4 of drawing 470/88 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.

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6. The extensions to the farmhouse hereby permitted as shown on sheets 1 and 2 of Drawing 470/88 together with the remainder of the dwelling of which it shall form a part shall be used only for domestic purposes as a single family dwelling.
7. The front boundary wall to the north of Barn 1 as shown on sheet 1 of Drawing 470/88 shall be no greater than 1 metre in height and shall be constructed from second hand red bricks similar to those described in condition 2 above, or other such materials as may be agreed in writing with the local planning authority.

Dated .....<sup>4</sup>..... day of ..... August ..... 1989

Signed .....



Designation .....

CHIEF PLANNING OFFICER...