



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0168/91

C.T.M Farms Co
Gade House, Little Gaddesden
Berkhamsted
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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Gutteridge Farm, Ivy House Lane, Berkhamsted,

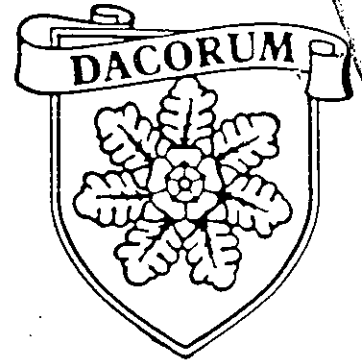
FARMHOUSE AND FARM OFFICE (OUTLINE)

Your application for *outline planning permission* dated 04.02.1991 and received on 04.02.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.05.1991

(encs. - Conditions and Notes).

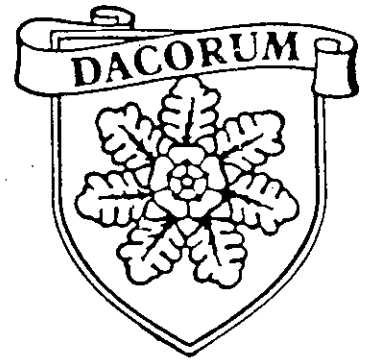


CONDITIONS APPLICABLE
TO APPLICATION: 4/0168/91

Date of Decision: 23.05.1991

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. All planting, seeding or turfing 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.
4. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in S.336 of the Town and Country Planning Act 1990 or in forestry, a dependant of such a person residing with him or her or a widow or widower of such a person.
5. The development hereby permitted shall not be carried out and this permission shall be of no effect if the permission granted on 1 February 1989 for an agricultural workers dwelling (outline) at Gutteridge Farm, Ivy House Lane, Berkhamsted (reference 4/1992/89) is at any time implemented.
6. The permission hereby granted is an alternative to and not in addition to either wholly or in part the following:

<u>Ref No.</u>	<u>Development</u>	<u>Date of permission</u>
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CONDITIONS APPLICABLE
TO APPLICATION: 4/0168/91

Date of Decision: 23.05.1991

4/1992/89 Agricultural workers 1 February 1989
dwelling (outline)

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

7. No new vehicular access shall be constructed to Ivy House Lane.
8. There shall be no extensions or additions to the dwelling and office hereby permitted without the express written permission of the local planning authority.
9. There shall be no building or enclosures or swimming or other pool provided within the application site to the south of the southern elevation or to the east of the eastern elevation of the dwelling and office hereby permitted.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the requirements of s.92 of the Town and Country Planning Act 1971.
3. To maintain and enhance visual amenity.
4. A dwelling would not normally be permitted in the location but for the agricultural need.
- 5 & 6. This permission is an alternative to that approved under reference 4/1992/89.
7. An additional access would detract from the rural appearance of the area.
- 8 & 9. To enable the local planning authority to retain control over the development having regard to its prominent siting.