



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0195/92

P Bateman
Woodlands Farm
Park Road
Tring
HERTS

Howard Fawcett & Partners
Chandos House
Back Street
Wendover, Bucks
HP22 6EB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Woodlands Farm Park Road Tring

CHANGE OF USE FROM AGRICULTURAL BUILDINGS TO 11 RESIDENTIAL UNITS WITH ALTERATION TO ACCESS

Your application for *full planning permission* dated 19.02.1992 and received on 21.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 06.05.1992

(encs. - Conditions and Notes).

Date of Decision: 06.05.1992

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. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
3. 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.
4. 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.
5. Before the development hereby permitted is occupied the building shown to be demolished on drg. no. 1632.PD.03A shall be removed and the land reinstated to the satisfaction of the local planning authority.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on drg. no 1632 PD.03A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0195/92

-3-

Date of Decision: 06.05.1992

9. Before the development hereby permitted is occupied the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details to be first approved by the local planning authority, and thereafter retained in accordance with details so approved.
10. Before any part of the development hereby permitted is occupied, arrangements for the storage and disposal of refuse shall be submitted to and approved by the local planning authority.
11. No work shall be commenced on the development hereby permitted until details of materials to be used for the access road, parking areas and other areas of hard surfacing 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.
12. The developer shall construct the entry to the site to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
13. Sight lines of 2.4 x 70 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
14. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.
15. All the existing external walls, roof trusses and rafters to the existing structures relating to the development hereby permitted shall be retained in their entirety unless prior written consent is obtained from the local planning authority.
16. All windows and doors to the development hereby permitted shall be constructed of timber.
17. Any tiles removed from the existing roofs relating to the development hereby permitted shall be reused on those roofs and supplemented with tiles which match in material, colour, size, shape and texture including all ridge, valley tiles and finials.
18. All new window openings, shown on the Plans hereby approved, shall received cambered brick arches to match the arches over existing openings without the use of permanent glass reinforced plastic formers.
19. Where existing openings are to be removed, in accordance with the plans hereby approved, the new brickwork shall match the surrounding brickwork exactly.
20. The existing roof ventilators shown on the plans hereby permitted shall be repaired or replaced with exact replicas constructed of timber.

Date of Decision: 06.05.1992

21. No work shall be commenced on the development hereby permitted until details of all underground works including those to be carried out by statutory undertakers shall be submitted to and approved by the local planning authority.
22. Before development commences the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party wall (including that in the roof space) to provide resistance to the passage of airborne and structure borne sound between the application dwelling and any adjoining dwellings, and between dwellings created by the proposal. The report shall take into account:
 - (a) the presence or otherwise of airborne sound paths;
 - (b) the presence of otherwise of flanking transmission paths for sound transmission;
 - (c) the density, mass and thickness of separating walls; and
 - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as inbuilding of joist ends.
23. No development shall take place until there has been submitted to, and approved by, the local planning authority a scheme of sound insulation which shall include the measures that the assessment referred to in condition 1 indicates are necessary to ensure the adequacy of sound insulation between:
 - (a) the proposed development and the adjoining properties; and
 - (b) each of the proposed dwellings where there is a common party wall or floor.
24. Any such scheme as may be agreed by the local planning authority under condition 23 shall be carried out prior to occupation of the proposed dwellings.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-4 To maintain and enhance visual amenity.
5. To safeguard the residential amenity of the area.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 7-8 In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

REASONS (Cont'd):

9. To ensure a satisfactory appearance.
10. To ensure a satisfactory development.
11. To ensure a satisfactory appearance.
- 12-14. In the interests of highways safety.
- 15-20. In the interests of preserving the character and appearance of the building.
21. To safeguard the trees and maintain the visual amenity of the area.
- 22-24. To ensure an adequate standard of sound attenuation.