

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0254/92

Ian A Pearse
Flamstead House River Hill
Flamstead
Herts

D J Stebbings
Dormer Cottage River Hill
Flamstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Hill & Coles Farmhouse, London Road Flamstead.

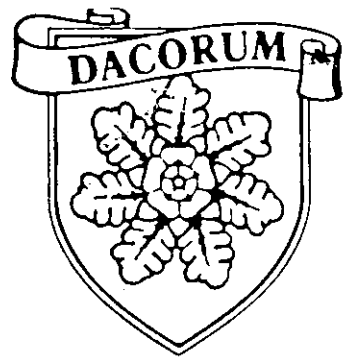
CONVERSION OF FARMHOUSE INTO TWO DWELLINGS AND USE OF BARN FOR GARAGE

Your application for *full planning permission* dated 28.02.1992 and received on 03.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 16.04.1992

(encs. - Conditions and Notes).



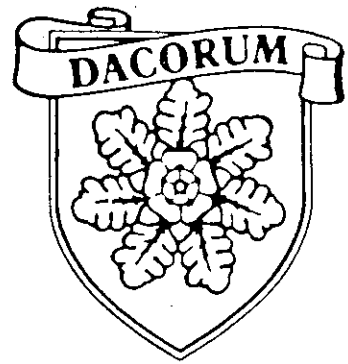
CONDITIONS APPLICABLE
TO APPLICATION: 4/0254/92

Date of Decision: 16.04.1992

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 materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
3. All new windows referred to on the plans No 4/0254/92FL hereby approved shall be constructed of timber to be painted and divided into casements and panes as shown.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition falling within Part 1 of Schedule 2 to that Order to the two houses hereby permitted without the express written permission of the local planning authority.
5. 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), to either dwelling hereby permitted.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan No 4/0254/92FL shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and boundary treatment, 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.
8. 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.
9. The development hereby permitted shall not be occupied until the approved details of boundary treatment shall have been carried out.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0254/92

Date of Decision: 16.04.1992



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To preserve the appearance and character of the Grade II Listed Building.
- 4-5. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 7-8. To maintain and enhance visual amenity.
9. To ensure a satisfactory development, in the interests of preserving the character and appearance of the building.