

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0255/92

Mr I A Pearse  
Flamstead House River Hill  
Flamstead  
Nr St Albans Herts


D J Stebbings  
Dormer Cottage River Hill  
Flamstead Nr St Albans  
Herts

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

INTERNAL ALTERATIONS, REPLACEMENT WINDOWS & DOORS & NEW DORMER WINDOW

Your application for *listed building consent* dated 28.02.1992 and received on 03.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

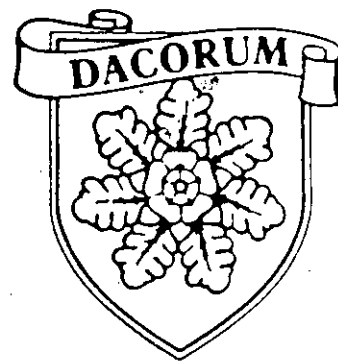
  
Director of Planning.

Date of Decision: 16.04.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0255/92

Date of Decision: 16.04.1992



1. The works to which this consent 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 plan No 4/0255/92LB hereby approved shall be constructed of timber to be painted and divided into casements and panes as shown.
4. All new doors shall be of timber to be painted.
5. The Jacobean oak overmantle in the partition beside the sink in the south room of the rear wing shall be carefully moved and stored in a suitable place for the duration of the works. Prior to occupation of the development hereby approved the Jacobean oak overmantle shall be reinstated in the north room of the rear wing of Hill and Coles Farmhouse in a position to be agreed in writing by the local planning authority.
6. The opening to be blocked up in the rear elevation shall be rendered to match the existing wall.
7. The ceiling on the first floor shall be replaced with expanded metal lath and set with a wood float finish.

REASONS:

1. To comply with the provision of s.18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To ensure a satisfactory appearance.
- 3-7. In order to preserve the appearance and character of this Grade II Listed Building.