

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0290/95

c/o Adrian Hoy
The Manor
Nash Road
Great Horwood, Bucks
MK17 0RA

A.C.Hoy Planning Consultant
The Manor
Nash Road
Great Horwood, Bucks
MK17 0RA

DEVELOPMENT ADDRESS AND DESCRIPTION
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Little Brownlow Farm, Nettleden Road, Little Gaddesden

CONVERSION OF BARN FOR OFFICE (B1) USE

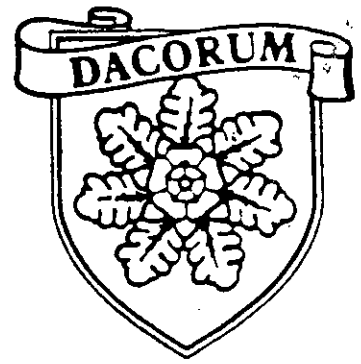
Your application for *full planning permission* dated 08.03.1995 and received on 10.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.06.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0290/95

Date of Decision: 22.06.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally in any alterations to the building 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.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved drawings nos. 1 and 2, no work shall be started on the development hereby permitted until details of the construction and surface treatment of the access drive and car parking area shall have been submitted to and approved by the local planning authority. Such details shall include provision of a passing bay at a distance of 50 m from the junction of the access drive with the shared access to Little Gaddesden House.

Reason: To maintain and enhance visual amenity and in the interests of highway safety.

4. The development shall be carried out in accordance with the details approved under Condition 3 above.

Reason: For the avoidance of doubt.

5. 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.

Reason: To maintain and enhance visual amenity.

Cont





CONDITIONS APPLICABLE
TO APPLICATION: 4/0290/95

Date of Decision: 22.06.1995

6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out prior to the occupation of the building or the commencement of the development and shall be protected in the course of development in accordance with the measures approved under Condition 5 above; 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.

Reason: To maintain and enhance visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the building shall not be used for any purpose other than a use within Class B1 (a) of the Town and Country Planning (Use Classes) Order 1987.

Reason: To safeguard the amenity of the area.

