

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/0337/91

W G Brill
c/o 56 Valley Rise
Garston
Herts

Johnson & Partners
39a High Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Barn r/o Fendley House,, London Road, Cow Roast,, Tring

CONVERSION OF BARN TO DWELLING AND DEMOLITION OF LEAN- TO STRUCTURE

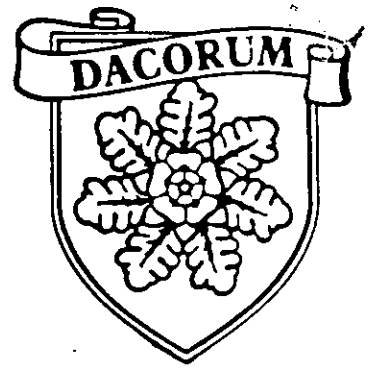
Your application for *full planning permission* dated 04.03.1991 and received on 12.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

A handwritten signature in dark ink, appearing to read 'G. Hinkley', is written over the printed name of the Director of Planning.

Director of Planning.

Date of Decision: 13.05.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0337/91

Date of Decision: 13.05.1991

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 roofing slates of the barn shall be reused where possible for the development hereby permitted.
3. Any replacement roof slates and timber boarding used for the development hereby permitted shall be the same colour, texture and shape as the respective materials of the existing barn.
4. No work shall be started on the development hereby permitted until details of the brick type to be used for the regrading of the base of the barn shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the brick type as approved.
5. The three pairs of first floor doors associated with existing openings and the new pair of doors to new opening "B" on the south-west elevation of drawing No. 1944/1/A of plans 4/0337/91FL shall be permanently retained as features of the barn.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, there shall be no additional openings formed within the roof nor any elevation, no painting of the exterior of the building, no extensions to buildings erected within the curtilage and the provision of satellite antenna without the express written permission of the local planning authority.
7. The existing superstructure of the barn shall be fully retained.
8. The barn shall not be occupied until the vehicle parking and turning areas shown on Drawing No. 1944/1/4 shall have been provided.
9. No gate or other means of enclosure shall be erected at a distance nearer than 11 m from the back edge of the highway.



CONDITIONS APPLICABLE
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10. No work shall be started on the development hereby permitted until details of the surfacing of the parking and turning areas and the driveway and access shall have been submitted to and approved by the local planning authority and the dwelling shall not be occupied until the surfacing has been carried out in the approved materials.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the appearance of the barn which is located within the Chilterns Area of Outstanding Natural Beauty.
3. In the interests of the appearance of the barn which is located within the Chilterns Area of Outstanding Natural Beauty and for the avoidance of doubt.
4. In the interests of the appearance of the barn which is located within the Chilterns Area of Outstanding Natural Beauty.
5. To retain important features of the existing barn in the interests of its overall appearance within the Chilterns Area of Outstanding Natural Beauty and historical merit.
6. In order that the local planning authority may retain control over the future appearance of the building and its curtilage as the site is located within the Chilterns Area of Outstanding Natural Beauty and has local historic merit and in the interests of the residential amenity of adjoining properties.
7. To ensure the retention of an essential feature of the existing building which is of local historic merit.
- 8-9. In the interests of highway safety.
10. In the interests of the overall appearance of the site which is within the Chilterns Area of Outstanding Natural Beauty and to avoid disturbance to a sewer which crosses the driveway.