

**Dacorum Borough Council**  
**Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



DEREK ROGERS ASSOCIATES  
CHURCH SQUARE  
48 HIGH STREET  
TRING  
HERTS  
HP23 5AG

MR S ARNOLD  
10 WINSLOW ROAD  
SWANBOURNE  
BUCKS  
MK17 0SW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00405/00/FUL

**FOLLY FARM, BULBOURNE, TRING**

CHANGE OF USE OF OBSOLETE FARM BUILDINGS TO FORM ONE DWELLING  
WITH ANCILLARY ACCOMMODATION

Your application for full planning permission dated 15 February 2000 and received on 02 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 01 June 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00405/00/FUL**

Date of Decision: 01 June 2000

**1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

**2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with the samples submitted to the local planning authority and with the details set out below:**

- (a) barn roof - second hand red clay peg tiles;
- (b) outbuilding roof - reclaimed machine made red clay tiles;
- (c) studio roof - natural slate;
- (d) repairs to plinth - reclaimed red bricks;
- (e) wall cladding - 9" black stained timber;
- (f) flagstone area by front door - York Stone and blue pavements;
- (g) timber decking;
- (h) alterations to outbuilding walls - brick to match existing;
- (i) rebuilding of courtyard east boundary wall - reclaimed brick to match existing with curved capping to match existing;
- (j) barn window frames, doors and other joinery - dark stained timber;
- (k) outbuilding windows - painted finish;
- (l) outbuilding iron columns - painted black;
- (m) chimney flue - painted black.

**There shall be no variation from the above details without the express written approval of the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and appearance of the Listed Building.

**3. No development shall take place until details of the windows and doors to be used in the converted barn shall have been submitted to and approved in writing by the local planning authority. These details shall include sections showing the method of glazing and the profile of the frames and glazing bars. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the character and appearance of the Listed Building.

**4. The buildings and structures shown on Drawing No. 2421 PD/1 as "kennel", "run", "carport" and "fuel/storage" shall not be used otherwise than for purposes ancillary to the use of the converted barn as a dwelling.**

Reason: To accord with the terms of the submitted application, for the avoidance of doubt and to safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and the Dacorum Borough Local Plan.

**5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H;  
Part 2 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the character and appearance of the buildings and the visual amenity of the locality.

**6. All structural repairs shall be carried out strictly in accordance with the Schedule of Structural Repair dated 20 April 2000 and received by the local planning authority on the 25 April 2000 and the Addendum 1 dated 17 May 2000 and received by the local planning authority on the 18 May 2000. There shall be no variation from either the Schedule of Structural Repair or the Addendum 1 without the express written approval of the local planning authority.**

Reason: To safeguard the fabric and historic interest of the listed building and to accord with the terms of the submitted application.

**7. The open sided barn to the south of the listed building existing on the site at the date of this permission shall be demolished and the materials removed from the site within 56 days of the first occupation of the converted barn.**

Reason: To safeguard the setting and appearance of the listed building, to maintain the strategic policies of the local planning authority as expressed in the Structure Plan and the Dacorum Borough Local Plan, and for the avoidance of doubt.

**8. The north-west facing first floor window serving Bedroom 1 and the south-west facing first floor window serving the void over the sitting room shall have a vertical glazing bar located midway across the window.**

Reason: In the interests of the character and appearance of the listed building.

**9. The roof light hereby permitted shall be flush fitting and glazed with non-reflective glass.**

Reason: In the interests of the character and appearance of the listed building.

