

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0466/91

M Bridges
6 Blanche Lane
South Mimms
Herts
EN6 3PA

DEVELOPMENT ADDRESS AND DESCRIPTION

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Outbuilding Elmstree Farm, Gaddesden Row,
CONVERSION OF BARN TO DWELLING (REVISED SCHEME)

Your application for *full planning permission* dated and received on 09.04.1991
has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.06.1991

(encs. - Conditions and Notes).



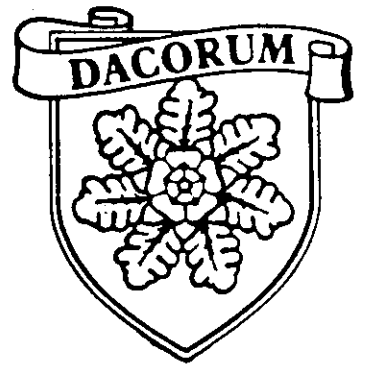
CONDITIONS APPLICABLE
TO APPLICATION: 4/0466/91

Date of Decision: 11.06.1991

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 roof tiles of the outbuilding shall be reused for the development hereby permitted.
3. Any replacement roof tiles for the development hereby permitted shall be of the same colour, texture and type as the existing roof tiles.
4. The timber boarding and the timber garage doors of the development hereby permitted shall be of a dark stained finish to match the existing barn.
5. The doors of the development hereby permitted shall consist of timber and be of dark stained finish.
6. The cast iron or aluminium pipes, guttering and downpipes of the development hereby permitted shall be painted black.
7. The windows of the development hereby permitted shall be of:
 - (a) Timber construction
 - (b) Side hung
 - (c) Stained
8. The post and rail fencing shown on drawing no. 203 shall be installed prior to the occupation of the dwelling hereby permitted and it shall measure no greater than 3 ft 6 ins in height.
9. The existing boundary vegetation surrounding the area of land edged blue on drawing no. 202 and the hedge coloured yellow on drawing no. 203 shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following the completion of the development.
10. 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.
11. The barn shall not be occupied until the driveway and garages have been provided fully in accordance with the details shown on the approved drawings.

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12. The parking of vehicles associated with the use of the development hereby permitted shall only be within the gravel driveway shown on drawing no. 203.
13. 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 south eastern elevation of the building and no building erected within the curtilage of the dwellinghouse edged red on drawing no. 202.
14. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes E and F) there shall be no buildings or hard surfaces formed within the area of land coloured orange on drawing no. 203 without the express written permission of the local planning authority.
15. All details of materials to be used for hard landscaping shall be submitted to and approved by the local planning authority and shall be carried out in the materials so approved.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. (a) In the interests of the appearance of the building which makes a valuable contribution to the setting of Elmtree Farm which is a Grade II Listed Building.
(b) In the interests of the appearance of the building which occupies a relatively prominent position within and makes a valuable contribution to the existing character of the Chilterns Area of Outstanding Natural Beauty.
- 3-8. (a) In the interests of the appearance of the building which makes a valuable contribution to the setting of Elmtree Farm which is a Grade II Listed Building.
(b) In the interests of the appearance of the building which occupies a relatively prominent position within and makes a valuable contribution to the existing character of the Chilterns Area of Outstanding Natural Beauty.
(c) For the avoidance of doubt.
9. (a) In the interests of retaining existing boundary vegetation which makes a valuable contribution to the setting of Elmtree Farmhouse (including the Farmhouse to which this permission relates) and the existing character of the Chilterns Area of Outstanding Natural Beauty.

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10. To maintain and enhance visual amenity.
11. To ensure that parking facilities for the existing dwelling and that hereby permitted are provided prior to the occupation of the converted outbuilding.
12. For the avoidance of doubt.
13. (a) In the interests of safeguarding the privacy of the existing dwellinghouse.
(b) In order to safeguard the future appearance of the application site in the interests of the setting of Elmtree Farmhouse and the converted outbuilding within the Chilterns Area of Outstanding Natural Beauty.
- 14-15. In order to safeguard the future appearance of the curtilage of Elmtree Farmhouse in the interests of its setting within the Chilterns Area of Outstanding Natural Beauty.