

**Agent:**

MR S A BOOTH
3 PARSONAGE PLACE
TRING
HERTS
HP23 5AT

Applicant:

MR C A BOOTH
4 TROOPER ROAD
ALDBURY
HERTS
HP23 5AT

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00495/97/FUL
DEMOLITION OF EXISTING HOUSE & OUTBUILDINGS, REPLACEMENT
DWELLING & ALTERATIONS TO EXISTING ACCESS,
THE WALLED GARDEN, STOCKS GARDEN COTTAGES, STOCKS ROAD,
ALDBURY, TRING, HERTS, HP23**

Your application for full planning permission dated 12 May 1997 and received on 23 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 11 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00495/97/FUL

Date of Decision: 11 August 1997

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 development hereby permitted shall be constructed in Ibstock Bradgate Claret Red bricks and Tudor Hand Made Clay tiles (in the following mix- 60% Medium Antique, 30% Red Antique and 10% Dark Antique), or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. All windows and doors shall be in timber and painted white and retained in these materials unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

4. The conservatory shall be constructed in timber and painted white and in no other material unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

5. Details of the materials to be used on the plinth of the house shall be submitted to and approved by the local planning authority .

Reason: To ensure a satisfactory appearance to the development.

6. 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: In the interests of the residential amenities of the occupants of the two properties and as the first floor extension in isolation for either property would be contrary to the local planning authority's normal policy.

CONDITIONS APPLICABLE TO APPLICATION: 4/00495/97/FUL

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7. The dwellinghouse hereby permitted shall not be occupied until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details 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, and samples of hardsurfacing submitted.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding season following the completion of the dwellinghouse. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. No development shall take place within the development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

10. The development hereby permitted shall not commence until the access improvements to Stocks Road as shown on Plan No.4/0495/97FL Drawing No.BD/01/02 have been carried out.

Reason:To ensure satisfactory access to the site.

11. The development hereby permitted shall not be occupied until the existing house and outbuildings coloured yellow on Plan No. BD/01/02 shall have been demolished and removed from the site.

Reason: This development is permitted only as a replacement for the existing house and outbuildings.

12. The development hereby permitted shall not be occupied until repairs and restoration to the inner and outer walls surrounding the site shall have been carried out to the satisfaction of the local planning authority.

Reason:To secure the preservation of the garden wall which is of special architectural and historic interest.

13. Details of the 'Bavarian' style wrought iron gates and those in the inner wall gateway shall be submitted to and approved by the local planning authority prior to their installation.

Reason: To secure a satisfactory appearance to the development.

14. The bricks and details of the capping for the new pillars shall be submitted to and approved by the local planning authority prior to their installation.

Reason:To ensure a satisfactory appearance.