

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0526/94

C Brown & G Franzel  
114 Green End Road  
Hemel Hempstead  
Herts

Mr A.King  
Folly Bridge House  
Bulbourne  
Tring  
Herts HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Five Acre Farm, Nettleden Road, Nettleden, Herts

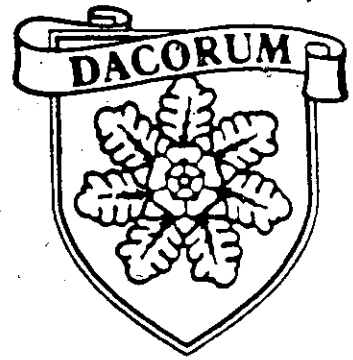
PARTIAL RETENTION OF AND ALTERATION TO BUILDING FOR AGRICULTURAL USE, NEW  
ENTRANCE GATES AND ASSOCIATED LANDSCAPING.

Your application for *the retention of development already carried out* dated  
19.04.1994 and received on 21.04.1994 has been **GRANTED**, subject to any  
conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.12.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0526/94

Date of Decision: 21.12.1994

1. The development to which this permission relates shall be begun within a period of three months 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. If six months from the date of the implementation of the planning permission the building is not completed exactly in accordance with the approved plans drawing no. MBF 101A, the building shall be demolished and the foundations and building materials resulting from the demolition of the building shall be removed from the site notwithstanding that otherwise it would have formed part of the development permitted.

Reason: To enable the local planning authority to retain control over the development and to safeguard the visual amenity of the area.

3. Nothing in the said permission shall prejudice the right of the local planning authority to take enforcement action pursuant to the Enforcement Notice of 9 July 1992.

Reason: For the avoidance of doubt.

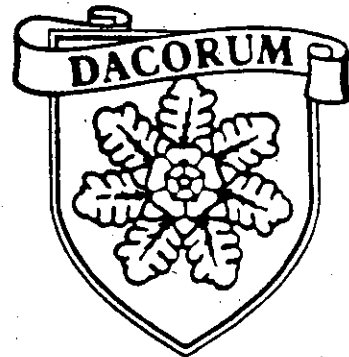
4. All planting, seeding or turfing comprised in the approved details of landscaping on the approved plan drawing no. MBF 102A shall be carried out by 1 February 1995; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously 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.

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no development within Class A or Class C of Part 2 of Schedule 2 shall be carried out within any part of the application site outlined in red on the approved plans without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0526/94

Date of Decision: 21.12.1994

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no development within Class A or Class B of Part 6 of Schedule 2 shall be carried out within any part of the application site outlined in red on the approved plans without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. The building outlined in yellow on the approved plan drawing no. MBF 102A shall be demolished and the materials removed by 1 May 1995 or within 28 days of the completion of the development hereby permitted, whichever is the sooner.

Reason: For the avoidance of doubt.

8. The building hereby permitted shall only be used for the purposes of agriculture as defined in s.336(1) of the Town and Country Planning Act 1990, including the keeping of livestock.

Reason: For the avoidance of doubt.

9. There shall be no horizontal subdivision of the building hereby permitted.

Reason: In order that the local planning authority may retain control over the creation of additional floor space and, therefore, commercial activity in this sensitive rural area.

10. No external lighting shall be provided on any buildings, whether existing on site at the date of this planning permission or to be provided as part of the development hereby permitted, or within the site, without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of visual amenity.

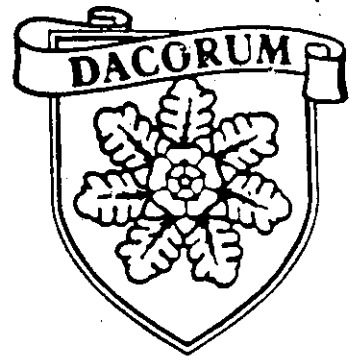
11. Any lorry containers or lorry bodies within the application site shall be removed within 1 month of the date of this permission.

Reason: To safeguard the visual and residential amenity of the area.

12. No lorry containers or lorry bodies shall be situated on the site without the prior written permission of the local planning authority.

Reason: For the avoidance of doubt.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0526/94

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13. No windows or other openings, other than those on the approved plans, shall be formed in the building hereby permitted.

Reason: In order that the local planning authority may retain control over further development in the interests of visual amenity.

14. Within one month of the date of this permission, a plan of existing and proposed levels on the area coloured orange on the approved plan drawing no. MBF 102A shall be submitted to and approved by the local planning authority and the approved scheme shall be completed in accordance with the approved scheme by 31 March 1995.

Reason: To ensure a satisfactory development.

15. The alterations of levels approved under condition 14 shall be carried out using top soil and no other material.

Reason: For the avoidance of doubt.

16. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory appearance.

17. The schedule of materials referred to in condition 16 shall be submitted within one month of the date of this notice.

Reason: To ensure a satisfactory appearance.

18. The existing fencing as identified A-B, D-E and H-A on drawing no. MBF 102A shall be removed within one month of the date of this decision notice and be replaced with fencing and gates as detailed on the drawing.

Reason: In order that the local planning authority may retain control over further development in the Metropolitan Green Belt and Area of Outstanding Natural Beauty, and to safeguard the visual amenity of the area, particularly from the designated bridleway.