



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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DEREK ROGERS ASSOCIATES
48 HIGH STREET
TRING
HERTS
HP23 5AG

Applicant:

MESSRS D AND G MEAD
WILSTONE GREAT FARM
NEW ROAD, WILSTONE
TRING
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00552/97/FUL

WILSTONE GREAT FARM, NEW ROAD, WILSTONE, TRING, HERTS
CONVERSION OF EXISTING BUILDINGS TO TEN RESIDENTIAL
DWELLINGS, ERECTION OF NEW BUILDINGS FOR CARPORTS, GARAGING
AND ACCESS (REVISED SCHEME)

Your application for full planning permission dated 10 April 1997 and received on 11 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 3 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00552/97/FUL

Date of Decision: 3 September 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 shall be carried out in accordance with the Schedule of Proposed Materials received by the local planning authority on 13 June 1997 and in accordance with the letter dated 20 June 1997 (Ref. 2188/GAH/bt) from Derek Rogers Associates.

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

3. The brickwork bond for all rebuilding and new works shall be Flemish Garden Wall bond; the mortar shall be in the proportions 1:1:6 cement:lime:sand, and the pointing shall be flush jointed unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the listed buildings.

4. The rooflights shall be Velux GVA unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the character and appearance of the listed buildings.

5. No dwelling shall be occupied until works for the accommodation of bats within the buildings shall have been completed in accordance with both Drawing No.1994 PD 7B (annotated "Bat Roost Provision Agreed DR & P Briggs on 29.01.96) and the following schedule:

- Area 1: recessed glazing to be provided with mortices left exposed;
- Area 2: loft area to be provided with access via bat tiles;
- Area 3: recessed glazing to be provided and mortices left exposed;
- Area 4: Schwegler bat box to be provided at high level;
- Area 5: Schwegler bat box to be provided at high level;
- Area 6: 2 Schwegler bat boxes to be provided at high level and recessed glazing to be provided and mortices left exposed.

Reason: The site is currently a habitat for bats which are protected under the Wildlife and Countryside Act 1981. The accommodation works are required so that bats may continue to have access to the buildings and roost at the site.

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6. All hard and soft landscape works shall be carried out in accordance with Drawing No. 2188.PD/13B. The works shall be carried out prior to the occupation of the dwellings to which it relates in accordance with the programme shown on Drawing No. 2188.PD/15.

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

7. 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.

8. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

9. The trees shown for retention on the approved Drawing No. 2188.PD/13B shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

10. No dwelling shall be occupied until the car parking, general storage and refuse storage facilities associated with that dwelling shall have been provided in accordance with the approved plans.

Reason: To ensure the satisfactory provision of vehicle parking and general storage facilities in the interest of the safe, attractive and proper development of the site.

11. The bat accommodation measures, including bat access tiles, bat boxes, recessed entrances and loft access shall be retained unobstructed at all times to afford access to the areas outlined yellow on Drawing No.2188. PD 7A.

Reason: The site is currently a habitat for bats which are protected under the Wildlife and Countryside Act 1981. The accommodation measures are required so that bats may continue to have access to the buildings and roost at the site.

12. The loft area coloured yellow on Drawing No.1994 PD10A shall be retained at all times for use by, and for the accommodation of, bats and shall not be used for any other purpose whatsoever.

Reason: The loft area is an essential element of the overall provision for the use of the site by bats.

13. The office accommodation coloured green on Drawing No.2188 PD/6A shall not be used for any purpose other than business use within the meaning of Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

Reason: To safeguard the provision of an element of business accommodation within the development having regard to Policy 100 of the Dacorum Borough Local Plan.

14. The granary coloured brown on Drawing No. 2188 PB/5B shall not be used for any purpose other than ancillary domestic storage associated with the residential occupation of Unit 2 without the prior written permission of the local planning authority.

Reason: To safeguard the simple structure and appearance of the building and to ensure adequate provision for storage within the site.

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15. 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 maintaining a satisfactory development.

16. 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) the garages, cart shed and covered parking hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and they shall not be converted or adapted to form living accommodation.

Reason: In the interests of maintaining a satisfactory development.

17. The scheme of boundary treatment within and around the site indicated on Drawing No. 2188.PD/5A shall be implemented in respect of each dwelling before that dwelling is occupied and all elements of the approved scheme shall be retained unless otherwise agreed in writing by the local planning authority.

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

18. No development or demolition shall take place in or between Units 7, 9 and 10 until a detailed method statement for all new works, both above and below ground, shall have been submitted to and approved in writing by the local planning authority. The development or demolition hereby approved shall only take place in accordance with the detailed scheme approved pursuant to this condition.

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

19. The applicant shall ensure that a photographic record is maintained of all buildings where any works involve the removal or demolition of parts of those buildings.

Reason: To ensure that a record of the buildings is made prior to their alteration and conversion because of the architectural and historic importance of the buildings and the site.