



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0599/90

Neil van Rogers
Goosehill Farm, Ringshall
Berkhamsted
Herts

Brown & Merry
41 High Street
Tring
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land Adj. Kent House, Hudnall Lane, Lt. Gaddesden,

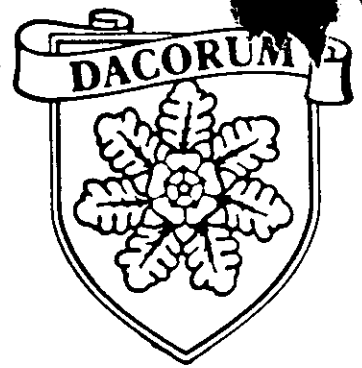
AGRICULTURAL WORKERS DWELLING AND AGRICULTURAL BUILDING (OUTLINE)

Your application for *outline planning permission* dated 18.04.1990 and received on 19.04.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.11.1990

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0599/90

Date of Decision: 15.11.1990

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. The overall floor space of the dwelling hereby permitted (as ascertained by external measurements) shall not exceed 150 sq m (excluding garage accommodation).
4. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed locally in agriculture as defined in s.336 of the Town and Country Planning Act 1990 or in forestry, a dependant of such a person residing with him or her or a widow or widower of such a person.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) there shall be no development to or within the residential curtilage of the dwelling hereby permitted within Classes A to E inclusive of Part 1 of Schedule 2 to Article 3 of the above Order. (Note: These Classes are referred to in an attached Annex).
6. The overall floor space of the agricultural building hereby permitted (as ascertained by external measurements) shall not exceed 279 sq m.
7. Details submitted in accordance with Condition 1 above shall include a scheme to illustrate the construction of the agricultural building with permanent, solid walling to extend to the full height of the building on its north, east and southern sides. Such scheme and details as are approved shall be implemented prior to the building being brought into use.
8. The dwelling hereby permitted shall be designed so that it does not include an integral garage.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0599/90

Date of Decision: 15.11.1990

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
4. The erection of dwellings in the countryside is contrary to the local planning authority's general planning policy for the area, and were it not for the special agricultural justification which has been established in this instance, the development would not be permitted.
- 5-6 In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
7. To safeguard the amenities currently enjoyed by occupiers of nearby dwellings.
8. To enable the local planning authority to exercise control over the future size of the dwelling.