



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0655/96

Mrs C P Denyer
Manor Farm
Wilstone
Tring
Herts

M J Waples
The Old Forge Barn
Ridings Way
Cublington
Leighton Buzzard
Beds
LU7 0LW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Manor Farm, Tring Road, Wilstone

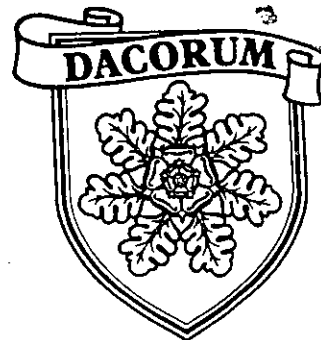
CONVERSION OF STABLES AND BARN TO FOUR RESIDENTIAL DWELLINGS, ERECTION OF GARAGES AND ALTERATION TO ACCESS

Your application for *full planning permission* dated 17.05.1996 and received on 17.05.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 14.10.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0655/96

Date of Decision: 14.10.1996

1. The development to which this permission relates shall be begun within a period of five years 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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall be started on the development hereby permitted until details of the surfacing materials for the new driveway shall have been submitted to and approved by the local planning authority and the driveway shall be finished in the materials so approved.

Reason: To ensure a satisfactory appearance.

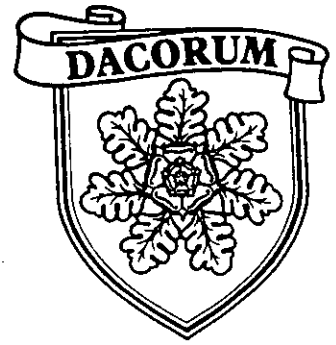
4. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council's and the local planning authority's satisfaction.

Reason: In the interests of highways safety and amenity.

5. No development shall take place within the proposed development site until the applicant has secured the implementation of the programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the local planning authority.

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

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0655/96

Date of Decision: 14.10.1996

6. 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.

Reason: To maintain and enhance visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling 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.