

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0714/95

Peter J Brown
74 Cowper Road
Boxmoor
Hemel Hempstead
HERTS

Robin A Bretherick
Woodbank
The Ridgeway
Gerrards Cross
Bucks SL9 8NP

DEVELOPMENT ADDRESS AND DESCRIPTION

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Brown's Spring Farm, Plough Lane, Potten End, Berkhamsted

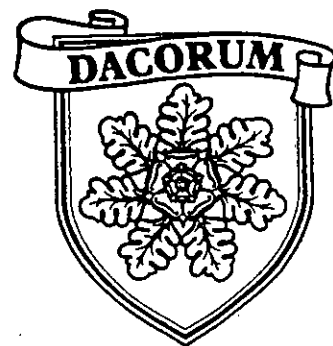
PARTIAL RETENTION OF SINGLE STOREY BUILDING FOR EQUESTRIAN/AGRICULTURAL USE,
REMOVAL OF VARIOUS BUILDINGS, TREE PLANTING, REPOSITIONING AND RECONSTRUCTION OF
FENCING, ASSOCIATED IMPROVEMENT WORKS.

Your application for *the retention of development already carried out* dated
31.05.1995 and received on 05.06.1995 has been **GRANTED**, subject to any
conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 06.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/95

Date of Decision: 06.02.1997

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of s.91(1) of the Town and Country Planning Act 1990.

2. The four buildings/structures marked 2, 3, 4 and 5 and coloured pink on drawing no. BS7 shall be demolished within six months of the date of this permission and all materials and demolition waste shall be removed from the site within the same six month period.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan and for the avoidance of doubt.

3. The part of the building marked 6 and coloured pink on drawing no. BS7 shall be demolished within six months of the date of this permission and all materials and demolition waste shall be removed from the site within the same six month period.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan and for the avoidance of doubt.

4. A new flank wall shall be constructed in accordance with drawings nos 9277/A1 and 9277/A2 on the east elevation of the retained portion of the building coloured green and cross-hatched in black on drawing no. BS7 within six months of the date of this permission.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan and for the avoidance of doubt.

5. The field shelter/store coloured pink on drawing no. BRO/SITE/2 shall be demolished within six months of the date of this permission and all materials and demolition waste shall be removed from the site within the same six month period.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan and for the avoidance of doubt.

6. The existing corrugated iron fence running between points B and C on drawing BS7 shall be removed within six months of the date of this permission.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan to ensure a satisfactory appearance and for the avoidance of doubt.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/95

Date of Decision: 06.02.1997

7. A new, two metre high, imperforate timber fence and gates shall be erected between points B and C on drawing no. BS7, on the same alignment as the existing corrugated iron fence, within six months of the date of this permission.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan, to ensure a satisfactory appearance and for the avoidance of doubt.

8. A new, two metre high, imperforate timber fence shall be erected subsequent to the demolition of buildings 4 and 5 as required by Condition 2 of this permission and in the position indicated by the blue line on drawing no. BS7 within six months of the date of this permission.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plan, to ensure a satisfactory appearance and for the avoidance of doubt.

9. The landscaping of the areas cross-hatched yellow on drawing no. BS/7 shall be carried out in accordance with the approved planting schedule RAB/rb/DD13/TRE dated 27 January 1997 in the first planting season following the completion of the development hereby permitted. For the purposes of this condition, a planting season shall be deemed to commence on 1 October in any year and to end on 31 March in the next following year.

Reason: To ensure a satisfactory appearance and for the avoidance of doubt.

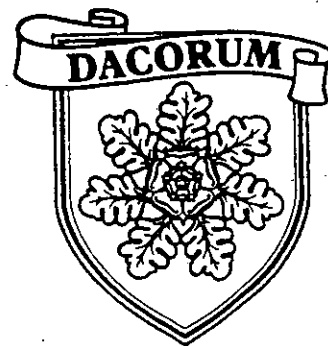
10. Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed, shall be replaced in the next planting season by a tree or shrub of a species, 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.

11. The roof of the barn marked 1 on drawing no. BS/7 shall be painted in a colour which shall first have been agreed in writing by the local planning authority within twelve months of the date of this permission.

Reason: To ensure a satisfactory appearance and for the avoidance of doubt.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0714/95

Date of Decision: 06.02.1997

12. All non-agricultural or non-equestrian open storage use of the land cross-hatched light blue on drawing no. BS/7 shall cease, and all items not related to agricultural or equestrian activity at Browns Spring Farm shall be removed from the land within six months of the date of this permission.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plans to ensure a satisfactory appearance and for the avoidance of doubt.

13. The buildings coloured green on drawing no. BS/7 shall be used only for purposes ancillary to the use of the remainder of the land for agricultural and equestrian purposes and for no other purpose.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum Borough Local Plans to ensure a satisfactory appearance and for the avoidance of doubt.

14. All new or altered external surfaces of the building coloured green and cross-hatched black on drawing no. BS7 shall be finished or made good to match those of the retained part existing building.

Reason: To ensure a satisfactory appearance to the development.