



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0793/91

Mead Trust C/o Agent A Hoy  
Valuers S A Millar & Son  
18 Church Street Bicester  
Oxford  
OX6 7AZ

Adrian C Hoy  
3 The Green  
Great Horwood  
Milton Keynes  
MK17 0RH

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Church Farm Church Road Little Gaddesden

CONVERSION OF AGRICULTURAL BUILDINGS TO FIVE DWELLINGS

Your application for *full planning permission* dated 15.04.1991 and received on 11.06.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.10.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0793/91

Date of Decision: 18.10.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. Before development commences full working drawings and construction details of the conversion shall be submitted to and approved by the local planning authority. The conversion shall be carried out in accordance with the details as so approved.
3. Before development commences construction details at a scale of 1:20 of joinery of all new windows and doors shall be submitted to and approved by the local planning authority. The works shall be carried out in accordance with the details as so approved.
4. Before development commences details at a scale of 1:20 of boundary walls and copings shall be submitted to and approved by the local planning authority. The works shall be carried out in accordance with the details as so approved.
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.
6. Before development commences samples of land surfacing materials shall be submitted to and approved by the local planning authority. The works shall be carried out in accordance with the details as so approved.
7. Except where specifically shown on the construction drawings (which have been submitted and approved under Condition No. 2) no part of the structural timber frame to Unit C, the timbers which form the upper floors of Units A and B and any of the roof timbers (other than battens) shall be cut, burnt, or removed from site without the prior written consent of the local planning authority.
8. All existing windows shall be refurbished and shall not be removed without the prior written consent of the local planning authority.
9. The existing roof materials shall be carefully removed and stored on site for reuse and supplemented as necessary with natural slates which shall, as closely as practicable, match the existing in type, texture, colour and size.
10. All new and repaired brickwork shall match the existing in colour, size and bond and shall be constructed in mortar of the same type and colour as the existing and shall be finished with a rubbed joint.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0793/91 (continued)

Date of Decision: 18.10.1991

11. Before any part of the development is first occupied passing places shall be constructed and hard surfaced in the positioning and to the dimensions shown on drawing number Ch.Fm.E. deposited with the local planning authority on 26 September 1991.
12. Before any part of the development is first occupied areas of hard surfacing and car parking shown on drawing number Ch.Fm.E. shall be provided. The parking areas shall not be used thereafter for any purpose other than parking of vehicles.
13. Before any part of the development is first occupied the steel-framed barn to the south of Unit C and the barn to the north east of Unit D shall be demolished and the materials shall be removed from the site.
14. 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.
15. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof, no gates, fences, walls, hedges or other means of enclosure shall be erected or planted other than in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.
16. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof, no sheds, outbuildings, or swimming pools shall be constructed other than in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.
17. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof there shall be no alterations or extensions to the buildings other than in accordance with details which shall first have been submitted to and approved by the local planning authority.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0793/91 (continued)

Date of Decision: 18.10.1991

18. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) or any re-enactment thereof, no development falling within Schedule 2, Part 6 (Agricultural Buildings and Operations) shall be carried out on any of the land edged blue on drawing number Ch.Fm.E. deposited with the local planning authority on 26 September 1991.

**REASONS:**

1. To comply s.91 of the Town and Country Planning Act 1990.
2. To ensure that the conversion is carried out in a satisfactory manner having regard to its architectural and historic character.
- 3-4. To ensure satisfactory appearance.
5. To maintain and enhance visual amenity.
6. To ensure hard surfacing appropriate to the setting of the buildings.
- 7-8. To preserve the integrity of the buildings.
- 9-10. To ensure satisfactory appearance.
11. In the interests of highway safety to give inter-visibility between vehicles.
12. To ensure satisfactory car parking provision.
13. To ensure the removal of buildings which detract from the appearance of the site.
14. To maintain and enhance visual amenity.
- 15-17 To prevent inappropriate features on this sensitive site in the Chilterns Area of Outstanding Natural Beauty.
18. This permission is given having regard to the redundancy of the buildings from agriculture and to permit replacement farm buildings would be prejudicial to the Council's policies for the rural area and may detract from the appearance of the Chilterns Area of Outstanding Natural Beauty.