

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0833/95

Mr T Whiston
104 Brookdene Avenue
Oxhey
Herts

Richard F Gill & Associates
4 Ash Close
Abbots Langley
Herts
WD5 0DN

DEVELOPMENT ADDRESS AND DESCRIPTION
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Hay Lodge, London Road, Bourne End, Hemel Hempstead

DEMOLISH OUTHOUSE AND FORM SINGLE STOREY SIDE AND REAR EXTENSION

Your application for *full planning permission (householder)* dated and received on 28.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

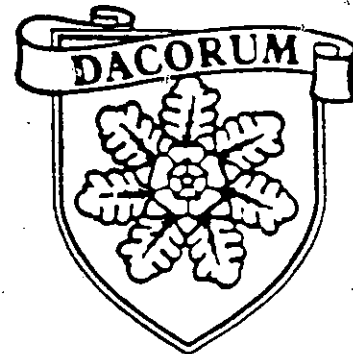
Date of Decision: 18.08.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0833/95

Date of Decision: 18.08.1995



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. The walls of the development hereby permitted shall be rendered and painted white to match those of the existing building and there shall be no variation thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the character and appearance of the Listed Building and safeguarding the visual amenity of this Green Belt location and for the avoidance of doubt.

3. The roofing tiles of the development hereby permitted shall match in all respects those of the existing building and before any work commences on the construction of the roof superstructure, samples of the roofing tiles shall be submitted to and approved by the local planning authority; the development shall be carried out in the roofing tiles so approved and thereafter there shall be no variation.

Reason: In the interests of preserving the character and appearance of the Listed Building and safeguarding the visual amenity of this Green Belt location and for the avoidance of doubt.

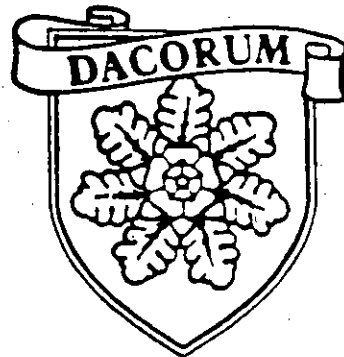
4. This permission does not extend to the chimney coloured yellow on Drawing Nos. 3 and 4 (scale 1:100) and within two months of the date of this permission a scheme showing an alternative design for the chimney shall be submitted to the local planning authority for approval; within two months of the first occupation of any part of the extensions hatched orange on Drawing No. 2 the chimney coloured yellow shall be removed and reconstructed fully in accordance with the scheme submitted to and approved by the local planning authority.

Reason:

- (a) In the opinion of the local planning authority the chimney coloured yellow seriously detracts from both the character and appearance of the Listed Building and safeguarding the visual amenity of this Green Belt location;
- (b) For the avoidance of doubt;
- (c) An alternative scheme is required for a lower and less visually intrusive chimney to address reason (a). This scheme should be installed within a reasonable time period to address reason (a).

Cont'd





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5. The new windows shall be purpose made to the same design and specification as the windows in the existing building.

Reason:

- (a) In the interests of preserving the character and appearance of the Listed Building and safeguarding the visual amenity of this Green Belt location;
- (b) For the avoidance of doubt;

6. The existing vegetation along the western and eastern boundaries of the site shown as "A - B" and "B - C" on Drawing No. 5 shall be permanently retained, unless otherwise agreed by the local planning authority.

Reason:

- (a) In the interests of the setting of the Listed Building and safeguarding the visual amenity of this Green Belt Location;
- (b) For the avoidance of doubt.

7. In the event of the building ceasing to be a statutory listed building, notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any other Order revoking and re-enacting that Order with or without revocation), there shall be no garages or outbuildings erected within the residential curtilage of the dwellinghouse (as defined by the area hatched brown on Drawing No. 5) without the express written permission of the local planning authority.

Reason:

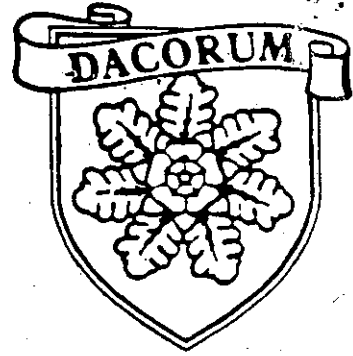
- (a) In order that the local planning authority may retain control over further development within the residential curtilage of the Hay Cottage in the interests of ensuring that this development is visually compatible with the setting of the dwellinghouse within the Green Belt;
- (b) For the avoidance of doubt.

Cont'd



CONDITIONS APPLICABLE
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8. In the event of the building ceasing to be a statutory listed building, notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any other Order revoking and re-enacting that Order with or without revocation) there shall be no alterations or additions to the dwellinghouse without the express written permission of the local planning authority.

Reason:

- (a) In order that the local planning authority may retain control over further development within the residential curtilage of the Hay Cottage in the interests of ensuring that this development is visually compatible with the setting of the dwellinghouse within the Green Belt;
- (b) For the avoidance of doubt.

