

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0896/94

A Elding & Sons
Six Tunnels Farm
Gaddesden Row
Hemel Hempstead
HERTS

Faulkners
49 High Street
Kings Langley
Herts
WD4 9HU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Six Tunnels Farm, Gaddesden Row, Herts

CONVERSION OF BARN TO TWO DWELLINGS (RENEWAL)

Your application for *full planning permission* dated 04.07.1994 and received on 06.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

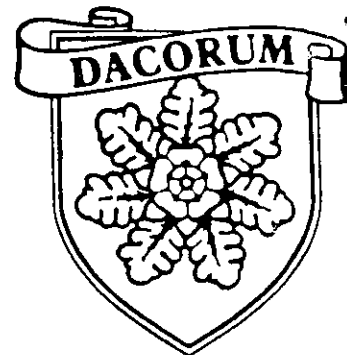
Director of Planning.

Date of Decision: 30.08.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0896/94

Date of Decision: 30.08.1994



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. Before development is commenced, a scheme illustrating the means by which sound transmission between the two dwellings hereby permitted shall be resisted shall be submitted to and approved by the local planning authority. Such scheme as is approved shall be implemented prior to the first occupation of the dwellings.

Reason: To ensure an adequate standard of sound attenuation.

4. 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.

Reason: To maintain and enhance visual amenity.

5. 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.

6. The post and rail fencing referred to on plan 4/0896/94 shall be constructed from timber and finished in a dark staining.

Reason: To ensure a satisfactory appearance in this rural area.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0896/94

Date of Decision: 30.08.1994

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto (or any Order revoking and re-enacting that Order) there shall be no extension or addition to the dwellings hereby permitted, neither shall there be any garages or other buildings erected incidental to the enjoyment of the said dwellings without the 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 Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of dwellings hereby permitted, forward of any wall of that dwellinghouse which fronts onto a road.

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

9. This permission shall not extend to the conversion of any buildings shown within the site on plan 4/0445/89 for the purposes of parking and garaging of cars.

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

10. The buildings shown labelled as A, B and C on plan 4/0896/94 shall not be used for the purposes of accommodating livestock or for the storage of slurry or sewage sludge.

Reason: To safeguard residential amenity.

11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no development falling within Class A of Part 6 of Schedule 2 to that Order shall be carried out anywhere on the land edged blue or red on plan no. 4/0896/94 otherwise than with a grant of planning permission.

Reason: In the interests of residential and visual amenity.

12. Before the dwellings hereby permitted are occupied, the 2 m high brick wall and the brick and timber western flank wall of Barn A shown on plan no., 4/0896/94 shall be constructed and thereafter maintained to the reasonable satisfaction of the local planning authority.

Reason: To ensure satisfactory residential amenity for the new dwellings.