



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

RICHARD ONSLOW
THE OLD SCHOOL
HIGH ROAD
SOULBURY
LEIGHTON BUZZARD BEDS
LU7 0BX

Applicant:
MR R KENNEDY
TIMBERS
LOWER ICKNIELD WAY
MARSWORTH
TRING
HP23 4LM

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00917/98/FUL

GRISTHOUSE FARM, LEIGHTON BUZZARD ROAD, WATER END, HEMEL
HEMPSTEAD, HERTS, HP1 3BD
DEMOLITION OF MINOR EXTENSIONS. CONVERSION OF BARN AND
OUTBUILDINGS TO FORM 2 DWELLINGS.

Your application for full planning permission dated 27 May 1998 and received on 28 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00917/98/FUL

Date of Decision: 24 September 1998

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

2. No development shall take place until full details of both hard and soft landscape works, including existing trees on the site to be retained, shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall also include details of hard surfacing materials and means of enclosure.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

3. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five 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.

5. The dwellings shall not be occupied until measures for the accommodation of bats within the buildings, including bat access tiles, bat boxes, entrances and loft access, shall have been completed in accordance with details which shall have been submitted to and approved in writing by the local planning authority. These measures shall be retained unobstructed at all times.

Reason: The buildings are currently a habitat for bats which are protected under the Wildlife and Countryside Act 1981. The accommodation measures are required so that bats may continue to have access to the buildings and roost at the site.

6. No development shall take place within the proposed development site until the applicant, or his agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

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

7. Notwithstanding the details shown on drawing No. 539.18, no development shall take place until 1:20 details of all windows and external doors shall have been submitted to and approved in writing by the local planning authority. These details shall include details of the colour and finish of all windows and doors.

Reason: To safeguard the character and appearance of the listed building.

8. In this condition "retained tree" means an existing tree which is to be retained in accordance with the plans and particulars approved in accordance with condition 2 above; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. The garage doors shall be constructed of dark stained vertically boarded timber unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the character and appearance of listed buildings.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H;
Part 2 Class A.**

Reason: So that the local planning authority can retain control over the site in the interests of safeguarding the character and setting of the listed building and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and the Dacorum District Plan.