

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR D S MANNING
TINKERS LODGE
BOTTOM HOUSE LANE
WIGGINTON
HERTS
HP23 6DP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00961/00/FUL

**TINKERS LODGE, BOTTOM HOUSE LANE, WIGGINTON, HERTS
CONVERSION OF BARN TO DWELLING (RENEWAL))**

Your application for full planning permission dated 21 May 2000 and received on 23 May 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnett'.

Director of Planning

Date of Decision: 11 August 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00961/00/FUL

Date of Decision: 11 August 2000

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 shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These include hard surfacing materials and indicate all existing trees and hedgerows on the land, and give details to be retained, together with measures for their protection in the course of development.

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

3. 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.

4. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

5. 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 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

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

7. Before the development is commenced details of materials to be used on the roof of the existing lean-to shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 5, 38 and 42

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9 and 90

Part 5 Environmental Guidelines

Section 14

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

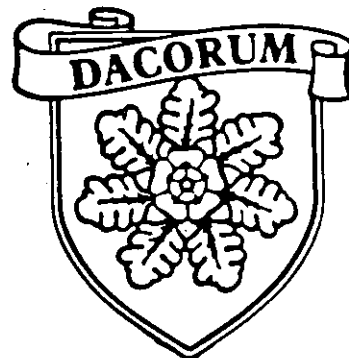
Policies 3, 9, 10 and 96

Part 5 Environmental Guidelines

Section 14

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref No. 4/0072/95

Mr & Mrs C Evans
Tinkers Lodge
Wigginton
Tring
Herts

Mr A.King
Folly Bridge House
Bulbourne
Tring, Herts
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Tinkers Lodge, Bottom House Lane, Wigginton

CONVERSION OF BARN TO DWELLING

Your application for *full planning permission* dated 24.01.1995 and received on 27.01.1995 has been **REFUSED**, for the reasons set out on the attached sheet(s).

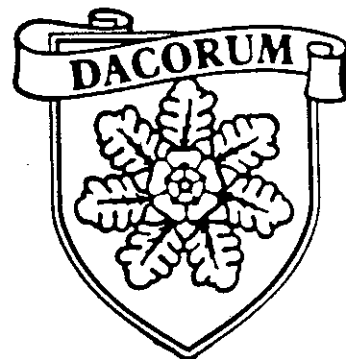
Director of Planning

Date of Decision: 30.03.1995

(ENC Reasons and Notes)

REASONS FOR REFUSAL
OF APPLICATION: 4/0072/95

Date of Decision: 30.03.1995



1. The site is within the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty on the adopted Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation, or other exceptional circumstances. The proposal does not therefore fall within Policy 99 of the Dacorum Borough Local Plan, and cannot be considered to be justified as an exception to the normal strong presumption against development in the Green Belt.
2. Due to the close proximity of the barn to the existing dwellinghouse, Tinkers Lodge, Bottom House Lane, Wigginton, the proposed development would have a seriously detrimental effect on the amenities and privacy of both properties.

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY MR & MRS C EVANS

CONVERSION OF BARN TO DWELLING

TINKERS LODGE, BOTTOM HOUSE LANE, WIGGINTON, HERTS.

DACORUM BOROUGH COUNCIL REFERENCE: 4/0072/95

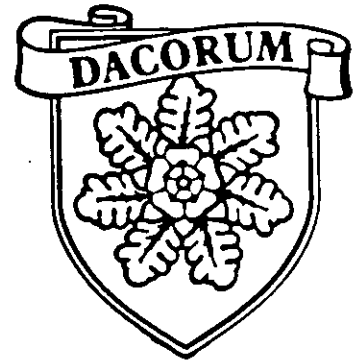
DEPARTMENT OF THE ENVIRONMENT REFERENCE: APP/A1910/A/95/251635

Reason for refusal (i) was intended to read:-

"The site is within the Metropolitan Green Belt and Chilterns Area of Outstanding Natural Beauty on the adopted Dacorum District Plan and the Dacorum Borough Local Plan Deposit Draft and Proposed Modifications wherein permission will only be given for use of land, the construction of new buildings, changes of use of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation, or other exceptional circumstances. The proposed works to create a dwelling would require substantial changes to the structure of the building such that it can no longer be considered to represent a conversion of the barn. The proposal does not therefore fall within policy 99 of the Dacorum Borough Local Plan, and cannot be considered to be justified as an exception to the normal strong presumption against development in the Green Belt."

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