

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0986/95

Mr M Gardener
Boxted Farm
Hemel Hempstead
Herts

R Murray
8 Langham Gardens
Ealing
W13 8PY

DEVELOPMENT ADDRESS AND DESCRIPTION
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Woodcroft Farm, Water End Road, Potten End

RETENTION OF USES IN BUILDINGS 1, 2, 3, 5, 6, 8 AND 12 FOR LIGHT INDUSTRIAL AND STORAGE PURPOSES

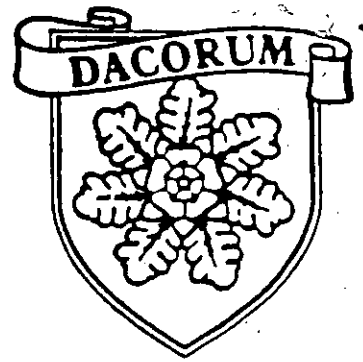
Your application for *the retention of development already carried out* dated 28.07.1995 and received on 01.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.11.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE
TO APPLICATION: 4/0986/95

Date of Decision: 09.11.1995

1. Within 3 months of the date of this decision notice a scheme of landscaping shall be submitted to and approved by the local planning authority. The scheme 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.

2. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out by 31 March 1996 and any trees or plants which within a period of five years from this date 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.

3. Any lorry containers, lorry bodies, structures, goods, material or refuse on the land outlined in red on the approved plan reference 4/0986/95RD shall be removed within 3 months of the date of this permission.

Reason: To safeguard the visual and residential amenity of the area

4. No goods, structures, materials, refuse, lorry containers, lorry bodies, or portable buildings shall be stored or processed outside the limits of the buildings but within the area of land outlined in red on the approved plan reference 4/0986/95RD.

Reason: To safeguard the visual and residential amenity of the area

5. There shall be no horizontal subdivision of any of the buildings on the site outlined in red on the approved plan reference 4/0986/95RD.

Reason: In order that the local planning authority may retain control over the creation of additional floorspace and therefore commercial activity in this sensitive rural area.

6. Within 3 months of the date of this decision notice details of the brick cladding of Buildings 2, 8 and the portaloo (shown on Drawing No. WF/95/01) shall be submitted to and approved by the local planning authority and the buildings shall be clad in accordance with the approved scheme within 6 months of such approval.

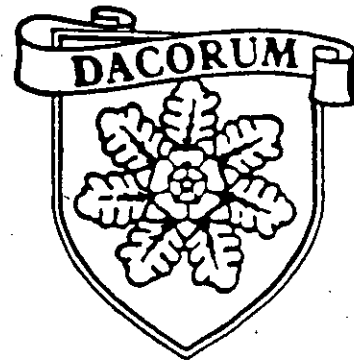
Reason: To ensure a satisfactory appearance.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0986/95

Date of Decision: 09.11.1995



7. Within 3 months of the date of this decision notice detailed proposals for vehicle parking within the curtilage of the site and in accordance with adopted Dacorum Borough Local Plan standards shall be submitted to and approved by the local planning authority

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. The approved vehicle parking details shall be provided and laid out within six months of the date of this decision notice, and thereafter the parking facilities shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto no development falling within Class A, B or C of Part 8 of the Schedule 2 thereto shall be carried out without the express 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.

10. That alterations to buildings 6 and 8 shown on Drawing Nos. WF/95/05, WF/95/04 and WF/95/03 shall be carried out within a period of nine months from the date of this decision notice.

Reason: To improve the appearance of the buildings.

11. Within six months of the date of the decision notice, building 4 shall be relocated wholly within building 6.

Reason: To secure a visual improvement of the site.

