



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1048/92

Castle Cement
c/o Brown & Merry
41 High Street
Tring
Herts

Derek Rogers Associates
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Folly Farm, Bulbourne, Tring,

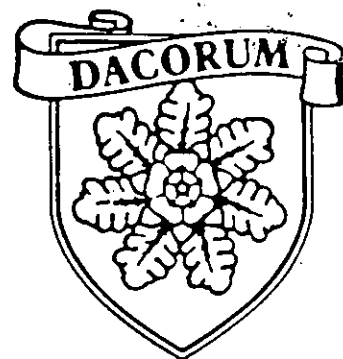
CHANGE OF USE FROM BARN TO DWELLING

Your application for *full planning permission* dated 14.08.1992 and received on 14.08.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.03.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1048/92

Date of Decision: 04.03.1993

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

2. All materials and finishes to be used externally shall be submitted to and approved by the local planning authority prior to commencement of any works on site.

Reason: To ensure a satisfactory appearance.

3. The bedsitter accommodation shown on Drawing No. 1714PD/1A shall not be used otherwise than for purposes ancillary to the use of the converted barn as a dwelling.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan, Dacorum District Plan and Dacorum Borough Local Plan Deposit Draft.

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.

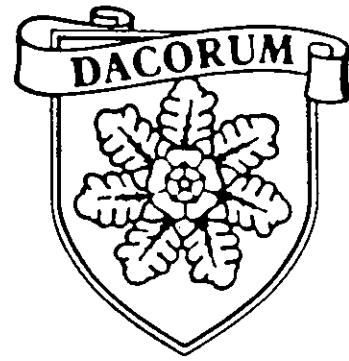
5. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1048/92

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6. The courtyard shall be surfaced in pea-shingle and flagstones as shown on Drawing No. 1714PD/1A and no other materials shall be used unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

7. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no development within Classes A, B, C, D, E, F, G, H of Part 1 and Class A, B and C of Part 2 of Schedule 2.

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

8. No timber shall be cut, removed or destroyed unless specifically shown on the plans or approved in writing by the local planning authority.

Reason: To ensure a satisfactory development.

9. All details of insulation to the walls and ceilings and details of internal and external finishes shall be provided on drawings of a Scale not less than 1:20 to be approved prior to commencement of works on site.

Reason: To ensure a satisfactory development.