

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1101/91

Kilnpower Ltd
C/o Brown & Merry
7 High Street
Wendover
BUCKS

Brian Walker Associates
Halvings Studio
High Street North
Tiffield, Towcester
NN12 8AD

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Walled Garden, Stocks Garden Cottage, Stocks Road, Aldbury

DEMOLITION OF EXISTING HOUSE, OUTBUILDINGS, GREENHOUSE. REPLACEMENT DWELLINGHOUSE
AND ALTERATIONS TO ACCESS

Your application for *full planning permission* dated 07.08.1991 and received on 08.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

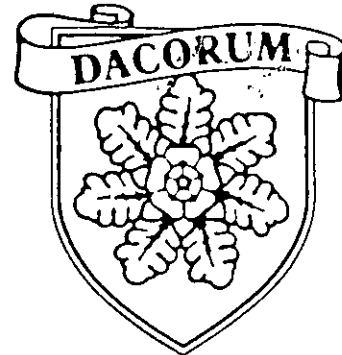
Director of Planning.

Date of Decision: 15.06.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1101/91

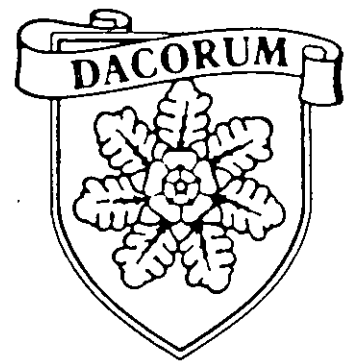
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1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The development hereby permitted shall not commence until the access improvements to Stocks Road as shown on Plan No. 4/1101/91FL Drawing No. 1013/11 have been carried out.
3. The development hereby permitted shall not be occupied until the existing house and outbuildings marked A, B, C, D and E on Plan No. 4/1101/91FL Drawing No. 1013:1 shall have been demolished and removed from the site.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extensions or alterations to the building hereby permitted without the express written permission of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no garages or other buildings or walls, fences, gates, railings or other means of enclosure shall be erected without the express written permission of the local planning authority.
6. The development hereby permitted shall not be occupied until repairs and restoration to the inner and outer walls surrounding the site shall have been carried out in accordance with a scheme of restoration to be submitted to and approved by the local planning authority.
7. 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.
8. 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.
9. No work shall be started on the development until details of materials to be used externally together with details of hard surfacing materials shall have been submitted to and approved by the local planning authority and the development shall be carried out in the materials so approved.

APPLICATION: 4/1101/91 (Cont'd)

Date of Decision: 15.06.1992



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure satisfactory access to the site.
3. This development is permitted only as a replacement for the existing house and outbuildings.
- 4-5 The site lies in the Chilterns Area of Outstanding Natural Beauty and the local planning authority consider it necessary to control the size and design of any extensions, outbuildings or other structures within the site.
6. To secure the preservation of the garden wall which is of special architectural and historic interest.
- 7-8 To ensure satisfactory landscaping is carried out within a reasonable period.