

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1172/94

Mr D C R Allen
Great Moonshine Farm
Flaunden
HERTS

Bridge & Company
60 High Street
Harrow On The Hill
Middx
HA1 3LL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Sharlowes Farm, Flaunden, HERTS

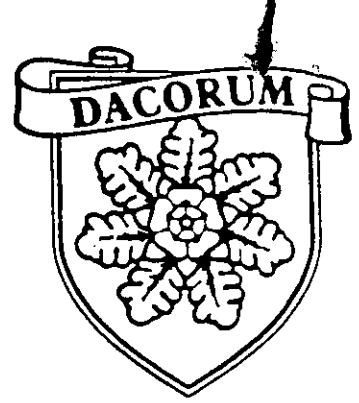
DEMOLITION OF EXISTING BARN, RESTORATION OF LISTED BARN AND ERECTION OF LIVING
ACCOMMODATION TO BE USED IN CONJUNCTION WITH BARN AS ONE DWELLING

Your application for *full planning permission* dated 06.09.1994 and received on
08.09.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 14.11.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1172/94

Date of Decision: 14.11.1994

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 Act 1990.

2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Before commencement of works full constructional details of windows, doors and roof lights shall be submitted to and approved by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

4. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

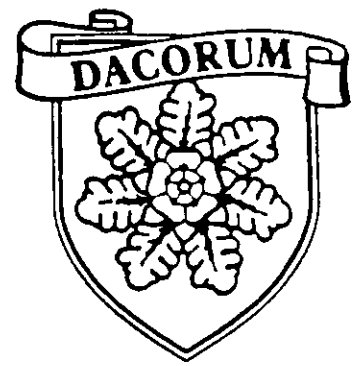
5. Sight lines of 2.4 x 35m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

6. 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.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1172/94

Date of Decision: 14.11.1994

7. 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.

Reason: To maintain and enhance visual amenity.

8. Before commencement of development full details of the type of surfacing proposed for the new access and parking area shall be submitted to and approved by the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted 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. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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

11. The extension to the barn hereby permitted and the barn itself shall only be used for domestic purposes as a single family dwellinghouse.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum District Plan.

12. The extension to the Listed barn hereby permitted shall not be commenced before the external works to Sharlowes Barn including the cladding and roof tiling have been completed.

Reason: To enable the local planning authority to retain control over the development which is permitted only to meet the specific circumstances of this case and for the avoidance of doubt.