



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

LARDI COX AND PARTNERS
MAYLANDS HOUSE
MAYLANDS AVENUE
HEMEL HEMPSTEAD
HERTS
HP2 7DE

Applicant:
MR K PILLING
WHELPLEY ASH FARM
CHESHAM ROAD
BOVINGDON HEMEL HEMPSTEAD
HERTS
HP3

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01202/97/FUL

**WHELPLEY ASH FARM, CHESHAM ROAD, BOVINGDON, HEMEL HEMPSTEAD,
HERTS, HP3
BARN RECONSTRUCTION**

Your application for full planning permission dated 24 July 1997 and received on 28 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 February 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01202/97/FUL

Date of Decision: 26 February 1998

1. The development hereby permitted shall be commenced before the expiration of two years from the date of this permission unless otherwise agreed in writing by the local planning authority.

Reason: To encourage the prompt implementation of the permission in the interests of the re-use of the reclaimed timber.

2. The development shall be carried out in accordance with a timetable/programme and associated details all of which shall be submitted for approval to the local planning authority within three months of the date of this planning permission. These details shall include:

- (a) treatment of the existing timbers and method of construction, showing where new timbers will be used and the use of oak pegs or dowels;**
- (b) removal of existing conifers;**
- (c) planting of new beech hedging along the south east and west boundaries of the site and associated planting;**
- (d) removal of existing corrugated fencing on the south west boundary of the site.**

There shall be no variation to the approved timetable/programme unless otherwise agreed in writing by the local planning authority.

Reason: See reason for Condition 1 and in the interests of the Green Belt and the setting of the Listed Building.

3. No development shall take place until samples of the plain clay tiles and bricks proposed to be used on the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To safeguard the setting of the Listed Building and the appearance of the building within the Green Belt.

4. The building hereby permitted shall be constructed in accordance with the details of the 'Schedule of Frame' received by the local planning authority on 21 October 1997 and there shall be no resin repairs, sand blasting or mechanical defrassing of the existing timbers.

Reason: In order to safeguard the character and appearance of the existing timbers.

5. The rainwater drainpipes and downpipes shall be constructed of aluminium and painted black unless otherwise agreed in writing by the local planning authority, and thereafter they shall be maintained in this condition.

Reason: In the interests of the setting of the Listed Building.

6. 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) there shall be no openings, or alterations or additions (including exterior lighting) to any of the walls or the roof of the building hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of the setting of the Listed Building and the appearance of the new building within the Green Belt and for the avoidance of doubt.

7. The building hereby permitted shall only be used for purposes incidental to the enjoyment of Whelpley Ash Farm as a dwellinghouse, the curtilage of which is shown edged blue on Drawing No.1405/01 Rev B, and this permission does not extend to the creation of a first floor within the roof void.

Reason: To safeguard the Green Belt where there are restrictions upon the new floorspace and for the avoidance of doubt.

8. The doors and window frames of the building shall be constructed of softwood and stained.

Reason: In the interests of the setting of the Listed Building and the appearance of the new building within the Green Belt.

9. If within a period of five years from the date of the planting of any part of the approved hedging or any section of hedging planted in replacement for it, any such hedging is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) replacement hedging of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To safeguard the setting of the Listed Building and the appearance of the new building