



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1264/91

K I McKay Developments
Stocks Farm
Aldbury
Herts
HP23 5RX

Mr. D W Rogers
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Gubblecote Farm, Wingrave Road Tring,

WORKS TO FIRE DAMAGED BARN TO FORM TWO DWELLINGS

Your application for *full planning permission* dated 13.09.1991 and received on 16.09.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.11.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1264/91

Date of Decision: 07.11.1991

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. No part of the development hereby permitted shall be brought into use until visibility sightlines measuring 2.4 x 70 m in both directions shall have been provided within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the level of the carriageway (with the exception of the existing telephone distribution pole).
3. The development hereby permitted shall not be brought into use until the arrangements for vehicle parking shown on Drawing No. 1813/PD/2 (Plan reference 4/1264/91FL) shall have been provided and they shall not be used thereafter otherwise than for parking vehicles.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) no development within Classes, A, B, C, D, E, G or H of Part I of Schedule 2 of Article 3 of the said General Development Order shall be carried out without the express consent of the local planning authority.
5. Notwithstanding the details shown on Drawing No. 1813/PD/4 (Plan No. 4/1264/91) the development hereby permitted shall be carried out in materials and finishes to be agreed in writing with the local planning authority prior to the commencement of work.
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.
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.
8. The details of landscaping referred to in condition 6 hereof shall include details of the layout of the inner courtyard and details of the proposed treatment of the boundaries of the site.



CONDITIONS APPLICABLE
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9. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the local planning authority.
10. Details of the height, construction and finish of the chimney flues shall be submitted to and approved by the local planning authority prior to installation.
11. The thatch to the roof of the main barn shall be long stemmed wheat straw or such other material as may be agreed in writing with the local planning authority prior to the commencement of works.
12. Notwithstanding the details shown on the approved plans, the ridge to the roof of the main barn shall be a flush ridge constructed of long stemmed wheat straw or such material and detail as may be agreed in writing with the local planning authority prior to the commencement of works.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To provide adequate visibility for drivers entering or leaving the site.
3. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and the design and appearance of the important listed building.
5. To ensure a satisfactory appearance.
- 6-8. To maintain and enhance visual amenity.
9. To ensure proper drainage of the site.
10. To enhance the appearance of the building.
- 11&12. To ensure a satisfactory appearance.