



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

LEVITT PARTNERSHIP
DAVEY HOUSE
31 ST NEOTS ROAD
ST NEOTS
CAMBS
PE19 3BA

Applicant:
MR J G SMITH
C/O LEVITT PARTNERSHIP
DAVEY HOUSE
31 ST NEOTS ROAD
ST NEOTS. CAMBS
PE19 3BA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01267/97/LBC

GRISTHOUSE FARM, LEIGHTON BUZZARD ROAD, WATER END, HEMEL
HEMPSTEAD, HERTS, HP1 3BD
CHANGE OF USE OF FARM BUILDING TO FORM ONE RESIDENTIAL
DWELLING WITH ANCILLARY GARAGES AND WORKSHOPS

Your application for listed building consent dated 5 August 1997 and received on 7 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01266/97/FUL

Date of Decision: 16 October 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The part of the development marked as fitness room, games room, sauna, solarium, shower room and plunge pool on drawing no. 3A shall not be used at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

3. The part of the development marked as a au-pair/guest/granny annex on drawing no. 3A shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

4. The outbuilding coloured green on the approved drawing no.5 shall not be used at any time other than for purposes incidental to the residential use of the dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

5. No development shall take place until full details of both hard and soft landscape works (as defined in Condition 6) shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. The dwelling shall not be occupied until measures for the accommodation of bats within the buildings, including bat access tiles, bat boxes, entrances and loft access, shall have been completed in accordance with Drawing Nos. A1/1308/4 rev B, A1/1308/7 rev B and A1/1308/11 rev A. These measures shall be retained unobstructed at all times.

Reason: The buildings are currently a habitat for bats which are protected under the Wildlife and Countryside Act 1981. The accommodation measures are required so that bats may continue to have access to the buildings and roost at the site.

10. The development shall be carried out in accordance with the details set out in the letter dated 6 October 1997 from Levitt Partnership and received by the local planning authority on 8 October 1997.

Reason: To safeguard the character and appearance of the listed building.