



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1269/96

Dr & Mrs R F U Ashford  
Tenement Farm  
Tower Hill  
Chipperfield, Herts  
WD4 9LN

Jane A Ferra  
224 Preston Hill  
Harrow  
Middlesex  
HA3 9UJ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Tenement Farm, Tower Hill, Chipperfield

CONSTRUCTION OF HOUSING FOR SWIMMING POOL (RESUBMISSION)

Your application for *full planning permission (householder)* dated 30.09.1996 and received on 03.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

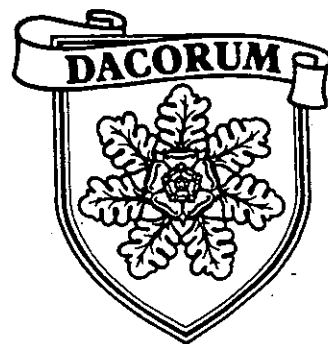
Director of Planning

Date of Decision: 27.11.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1269/96

Date of Decision: 27.11.1996



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. The building hereby permitted shall only be used as a swimming pool incidental to the enjoyment of Tenement Farm as a dwellinghouse, unless an appropriate alternative non-residential use is approved in writing with the local planning authority.

Reason: The basis for granting planning permission is for a building specifically designed to accommodate a non-commercial and non-residential use. The erection of such a building in this location would conflict with Green Belt policy.

3. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), there shall be no alterations or additions to the building being permitted without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over the future appearance of the building.

5. Notwithstanding the details shown on Drawing No. 229/3 the building shall be positioned 3 metres from the hedge coloured yellow on Drawing No. 229/3.

Reason: In the interests of retaining the hedge which makes a valuable contribution to the visual amenity of this rural part of the Green Belt.

6. The hedge coloured yellow shown on Drawing No. 229/3 shall be permanently retained along its entire length and at a height of not less than 3 metres.

Reason: The hedge makes a valuable contribution to the visual amenity of this rural part of the Green Belt.

Cont/



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1269/96

Date of Decision: 27.11.1996

7. No works for the construction of the building hereby permitted shall commence until a scheme for protective fencing of the hedge subject to Conditions 5 and 6 shall have been submitted to and approved by the local planning authority; the approved protective fencing shall be erected before the commencement of work and retained until the completion of the building.

Reason: To safeguard the hedge during construction works.

8. No development shall commence until full details of the drainage of the site shall have been submitted to and agreed in writing by the local planning authority.

Reasons:

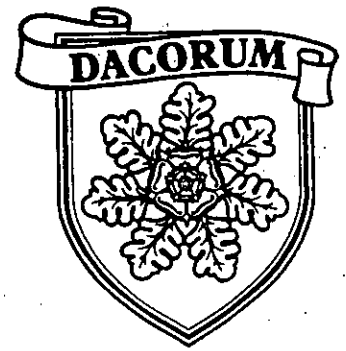
- (a) To ensure there is an acceptable form and method of drainage.
- (b) To ensure the drainage of the building does not adversely affect the roots of the hedge subject to Conditions 5, 6 and 7.

9. Details of the method of providing all services to the locality shall be submitted to and agreed in writing by the local planning authority prior to the commencement of any works for the construction of the development hereby permitted.

Reason: To ensure that the provision of all services to the building do not adversely affect the roots of the hedge subject to Conditions 5, 6 and 7.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), there shall be no vehicular access formed along the section of boundary marked 'A' - 'B' on Drawing No. 229/3.

Reason: The provision of a new access will breach the hedge subject to Conditions 5, 6 and 7. The access would require visibility splays and sightlines which would result in the loss of this valuable hedge.



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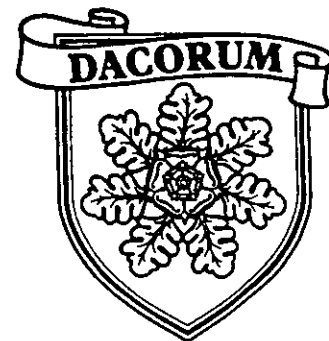
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