

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1310/95

Messrs D & G Mead
c/o Derek Rogers Associates
48 High Street
Tring
Herts

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Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Wilstone Great Farm, Tring Road, Wilstone

CONVERSION OF EXISTING BUILDINGS TO TEN RESIDENTIAL DWELLINGS, ERECTION OF NEW BUILDINGS FOR CARPORTS AND GARAGING

Your application for *full planning permission* dated 09.10.1995 and received on 11.10.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

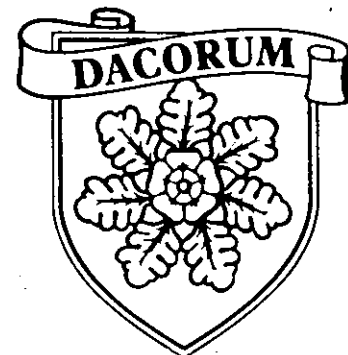
Date of Decision: 25.04.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1310/95

Date of Decision: 25.04.1996



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. Notwithstanding the note on General Construction Materials on Drawing No 1994 PD/5c, no work shall commence on the development hereby permitted until samples of the following materials shall have been submitted to and approved by the local planning authority and the development shall be carried out using the materials so approved:

bricks: dark red multi stock bricks for use in construction and repair of walls and plinths

orange/red stock bricks for use in alteration and repair of Rothschild buildings and walls of new cartshed

tiles: second hand clay peg tiles for barn roofs
clay plain tiles for roofs of Rothschild buildings and other new roofs

boarding: horizontal timber boarding to barns
vertical timber boarding below courtyard catslide roofs

stain: to be used on horizontal timber boarding
to be used on vertical timber boarding
to be used on timber framed barn windows

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

3. No work shall commence on the development hereby permitted until details of the bond of all new brickwork, the mortar and the pointing shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

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

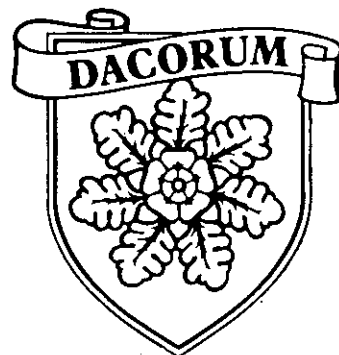
4. Notwithstanding the details shown on approved Drawing No 1994 PD 5c, no work shall commence on the development hereby permitted until samples of the following ground surfacing materials shall have been submitted to and approved by the local planning authority and the development shall be constructed using the materials so approved:

Brick paving: to be used in areas marked "br" on plan

Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/1310/95 (CONTINUED)

Date of Decision: 25.04.1996



Stone paving: to be used in areas marked "st" on plan

setts: to be used in formation of rumble strips

Reason: To ensure a satisfactory appearance.

5. No work shall commence on the development hereby permitted until details of the capping to the new boundary walls marked "nb" on Drawing No 1994 PD 5c shall have been submitted to and approved by the local planning authority and the development shall be constructed in accordance with the detail so approved.

Reason: To ensure a satisfactory appearance.

6. Notwithstanding the details shown on approved Drawing No 1994 PD 5c, no work shall commence on the development hereby permitted until full details of landscape works shall have been submitted to and approved by the local planning authority and the works shall be carried out in accordance with the details so approved. Details shall include:

- a) planting plans for the site at a scale of not less than 1:200;
- b) schedule of plants including species, plant sizes and proposed planting densities;
- c) proposed tree planting;
- d) proposals for the protection of retained trees from damage before or during the course of development.

Reason: To maintain and enhance visual amenity.

7. For the purposes of Condition 5 "retained tree" means an existing tree which is to be retained in accordance with the approved plans. Paragraphs (a) and (b) below shall have effect until the expiration of two years from the first occupation of the residential units hereby permitted.

- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority. Any topping or lopping shall be carried out in accordance with British Standard 3998.
- (b) If any retained tree is removed, uprooted, destroyed or dies, a replacement tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: For the avoidance of doubt and to maintain and enhance visual amenity.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1310/95 (CONTINUED)

Date of Decision: 25.04.1996

8. Measures for the protection of retained trees shall be undertaken in accordance with the approved details before any equipment, materials or machinery are brought onto site for the purposes of the development and shall be maintained until the completion of the development and the removal of all equipment, machinery and surplus materials from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without prior written consent of the local planning authority.

Reason: To ensure that the retained trees are protected from damage in the course of constructional works in the interests of maintaining the visual amenity of the site.

9. All landscaping works approved in accordance with Condition 5 above shall be carried out in the first planting and seeding seasons following the completion of the development or the occupation of any of the dwellings whichever is the sooner. Any trees or plants which, within a period of five years from the date of planting, 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 of this requirement. 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.

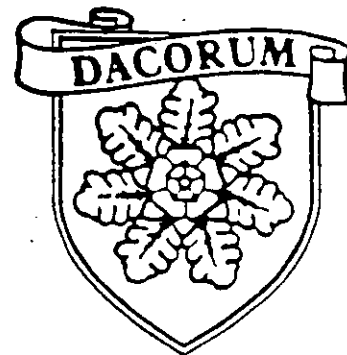
10. No development shall take place until the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

11. No development shall take place until the applicant, or their agents or successors in title, shall have secured the implementation of a programme of recording of the buildings, including photographic recording, in accordance with a written scheme which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that a record of the buildings is made prior to their alteration and conversion due to the architectural and historic importance of the buildings and the site.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1310/95 (CONTINUED)

Date of Decision: 25.04.1996

12. No dwelling shall be occupied until the car parking, general storage and refuse storage facilities associated with that dwelling shall have been provided in accordance with the approved plans.

Reason: To ensure the satisfactory provision of vehicle parking and general storage facilities in the interest of the safe, attractive and proper development of the site.

13. No dwelling shall be occupied until works for the accommodation of bats within the buildings shall have been completed in accordance with Drawing No 1994 PD/7B (annotated "Bat Roost Provision Agreed DR & P Briggs on 29.01.96) and with the following schedule:

Area 1: recessed glazing to be provided and mortices left exposed
Area 2: loft area to be provided with access via bat tiles
Area 3: recessed glazing to be provided and mortices left exposed
Area 4: Schwegler bat box to be provided at high level
Area 5: Schwegler bat box to be provided at high level
Area 6: recessed glazing to be provided and mortices left exposed

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

14. No dwelling shall be occupied until the farm access coloured green on Drawing No 1994 PD 4a shall have been removed.

Reason: The route of the access is such that its continued use as a farm access is incompatible with the residential development of the site and would prejudice residential amenity.

15. No dwelling shall be occupied until the existing farm building coloured green on Drawing No 1994 PD 5c shall have been removed.

Reason: The removal of the farm building is required to facilitate the proper redevelopment of the site.

16. The bat accommodation measures, including bat access tiles, bat boxes, recessed entrances, and loft access shall be retained unobstructed at all times to afford access to the areas outlined yellow on Drawing No 1994 PD 7B.

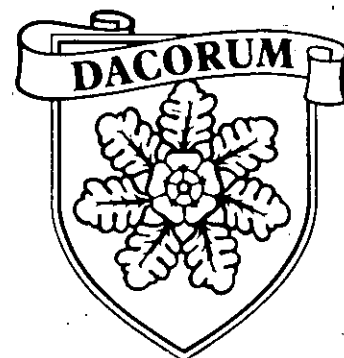
Reason: The site is currently a habitat for bats which are protected under the Wildlife and Countryside Act 1981. The accommodation measures are required so that bats may continue to have access to the buildings and roost at the site.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1310/95 (CONTINUED)

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17. The loft area coloured yellow on Drawing No 1994 PD 10c shall be retained at all times for use by, and accommodation of, bats and shall not be used for any other purpose whatsoever.

Reason: The loft area is an essential element of the overall provision for the use of the site by bats.

18. The repairs specified on Drawing No 1944 S5 shall be carried out prior to the first occupation of any of the dwellings hereby permitted.

Reason: To ensure the proper repair and long term retention of the buildings on the site having regard to their status as Listed Buildings and to the safety of prospective occupants of the dwellings.

19. The office accommodation coloured green on Drawing No 1994 PD 6c shall not be used for any purpose other than business use within the meaning of Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended.

Reason: To safeguard the provision of an element of business accommodation within the development having regard to Policy 100 of the Dacorum Borough Local Plan.

20. The granary, coloured brown on Drawing No 1994 PD 5c shall not be used for any purpose other than ancillary domestic storage associated with the residential occupation of Unit 2 without the prior written permission of the local planning authority.

Reason: To safeguard the simple structure and appearance of the building and to ensure adequate provision for storage within the site.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking or re-enacting that order or without modification, no development falling within the following classes of that Order shall be carried out without the prior written approval of the Local Planning Authority:

Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H

Schedule 2 Part 2 Classes A and B

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and in the interest of safeguarding the character and setting of the Listed Buildings on the site.