

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1311/95

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

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48 High Street
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Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Wilstone Great Farm, Tring Road, Wilstone

INTERNAL AND EXTERNAL ALTERATIONS TO FORM TEN DWELLINGS

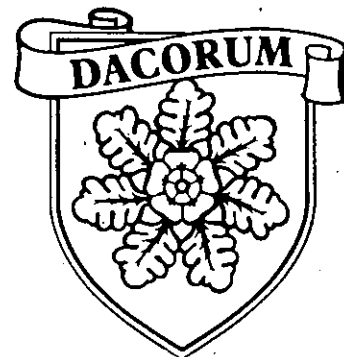
Your application for *listed building consent* dated 09.10.1995 and received on 11.10.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 25.04.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1311/95

Date of Decision: 25.04.1996

1. The works to which this consent relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provision of s.18 of the Planning (Listed Buildings and Conservation Areas) 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

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

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.

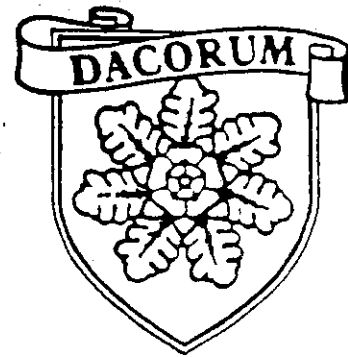
3. No work shall commence on the works hereby permitted until details of the bond of all new brickwork, the mortar and the pointing shall have been submitted to and approved by the local planning authority and the works shall be carried out in accordance with the details so approved.

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

4. No works 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: 4/1311/95 (CONTINUED)

Date of Decision: 25.04.1996

5. 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.

6. All repairs to the timber structures shall be carefully carried out using traditional carpentry detailing.

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

7. All timber repairs shall be carried out by keying into the existing timber in matching timber and by use of traditional peg, scarf, lapped, mortise and tenon, bevelled, halved and housed joints as appropriate in each circumstance.

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

8. There shall be no resin repairs to the timber structure without the prior written approval of the local planning authority.

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

9. No metal plated joints shall be used without the prior written approval of the local planning authority.

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

10. Details of the proposed rooflights to the Rothschild farm buildings, at a scale of not less than 1:10, shall be submitted to and approved by the local planning authority prior to the commencement of work and the works shall be carried out in accordance with the details so approved.

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

