



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

ANDREW KING AND ASSOCIATES  
FOLLY BRIDGE HOUSE  
BULBOURNE  
TRING  
HERTS  
HP23 5QG

Applicant:  
MR M LUTT  
6 FELDENHURST  
FELDEN LANE  
HEMEL HEMPSTEAD  
HERTS  
HP3 0BC

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01322/97/RET

OLD FORGE, SHANTOCK HALL LANE, BOVINGDON, HEMEL HEMPSTEAD,  
HERTFORDSHIRE, HP3 0NQ  
RETENTION AND ALTERATION OF FORGE AND STABLE BUILDINGS

Your application for retention of development already carried out dated 15 August 1997 and received on 18 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 October 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01322/97/RET**

Date of Decision: 15 October 1997

**1. The development hereby permitted shall be completed within six months of the date of this permission.**

Reason: In the interests of the visual amenity of the area and to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan .

**2. The farriers' workshop hereby permitted shall be used only for making horses' shoes and for no other purpose.**

Reason: For the avoidance of doubt and to safeguard the amenity of the area. Also, to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

**3. The stable block hereby permitted shall be used for the stabling of horses associated with the farriers' business and for no other purpose.**

Reason: For the avoidance of doubt and to safeguard the amenity of the area. Also, to safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

**4. There shall be no open storage of goods and materials.**

Reason: In the interests of the visual amenity of the area.

**5. Within six months of the date of this permission, the stable building shall be clad in dark stained timber.**

Reason: To ensure a satisfactory appearance to the development.

**6. Within six months of the date of this permission, the two buildings coloured green on Drawing No. ML101C shall be demolished and all materials removed from the site.**

Reason: In the interests of the visual amenity of the area and to safeguard the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

**7. All planting, seeding or turfing comprised in the approved details of landscaping, shown on Drawing No. ML101C shall be carried out in the first planting seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of five 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 a 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.**

Reason: To maintain and enhance visual amenity.

**8. The three windows in the stable building shown coloured green on Drawing No. ML101C shall measure 488mm x 750mm.**

Reason: For the avoidance of doubt.