



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

QUARTLEY HODGES HOOD
6 FORE STREET
TROWBRIDGE
WILTSHIRE
BA14 8HD

Applicant:
J F A BATEMAN
THE MARES
CHIPPERFIELD ROAD
BOVINGDON HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01351/98/FUL

THE MARES, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD, HERTS
CHANGE OF USE FROM REDUNDANT FARM BUILDING TO DWELLING

Your application for full planning permission dated 17 July 1998 and received on 30 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01351/98/FUL

Date of Decision: 24 September 1998

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. No development shall take place until samples of the materials proposed to be used on the development have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development.

✓ **3. No development shall take place until full details of both hard and soft landscape works 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.

4. 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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the 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
Part 2 Classes A, B and C.**

Reason: In order that the local planning authority can control future development on the site.

7. No demolition or alteration of any existing building or any part of any existing building other than those shown on the approved drawings shall take place without the prior written consent of the local planning authority.

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

8. The existing barn structure to the north west of the building to be converted shall be demolished to the extent, and in accordance with the details, shown on drawing A1157-3 Rev A prior to the occupation of the dwelling the subject of this permission.

Reason: In the interests of the character and appearance of the area.