

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1473/94

J G Cope Esq
Bridge Farm,
Rowsham
Aylesbury
Bucks

Mr M J Waples
The Old Forge Barn
Ridings Way
Cublington
Leighton Buzzard
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
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Boarscroft Farm, Long Marston, Herts

CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO FIVE DWELLINGS (REVISED SCHEME)

Your application for *full planning permission* dated 15.11.1994 and received on 16.11.1999 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

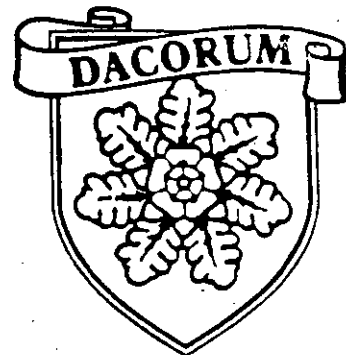
Director of Planning.

Date of Decision: 16.01.1995

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1473/94

Date of Decision: 16.01.1995



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 windows and doors of the development hereby permitted shall be constructed of painted or stained timber in accordance with details shown on plan no. 4/1473/94, drawing no. 3279/6 and thereafter shall be so retained.

Reason: In the interests of the appearance of the building which lies in an open rural location.

3. Any replacement roof tiles for the development hereby permitted shall be of the same material, colour, texture and type as the existing roof tiles.

Reason: In the interests of the appearance of the building which lies in an open rural location.

4. The covered parking spaces shall not be provided with garage doors.

Reason: In the interests of the appearance of the building which lies in an open rural location.

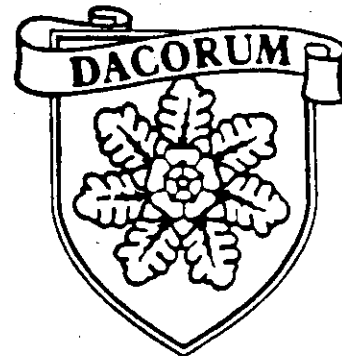
5. The boundary fences, walls, hedges or other means of enclosure shall be constructed or planted before the first occupation of the dwellings and thereafter retained in accordance with details which shall have been submitted to and approved by the local planning authority.

Reason: In the interests of amenity, having regard to the rural location.

6. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
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7. All planting, seeding or turfing comprised in the approved details of landscaping shown on plan no. 4/1473/94 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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 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. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no additional openings provided in the dwellings hereby permitted, including the insertion of roof lights.

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

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extensions or addition to the dwellings hereby permitted, including alterations to the roof, and no garages or outbuildings shall be erected within the curtilage of the dwellings.

Reason: In order to safeguard the appearance of the buildings and the rural surroundings.

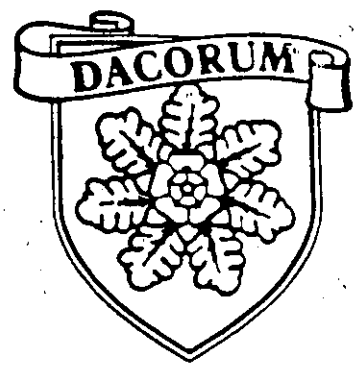
10. The hard surfacing within the courtyard and the access road including edging shall be provided in accordance with details shown on plan no. 4/1473/94, drawing no. 3279/7 and the dwellings shall not be occupied until the courtyard and access shall have been surfaced in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

11. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current specification of the Hertfordshire County Council and the local planning authority's satisfaction.

Reason: In the interests of highway safety and amenity.

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12. Concurrent with the construction of the access, visibility splays of 2.4 m x 120 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

13. The access width shall be 4.5 m and the kerb radii shall be 6 m.

Reason: So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highways.