

Town Planning

Ref. No. 4/1536/88

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DD

THE DISTRICT COUNCIL OF ... DACORUM

IN THE COUNTY OF HERTFORD

To Messrs Foster & Emery
29 High Street
Hemel Hempstead
Herts

.... Extension, Swimming Pool, Provision of Car

.... Parking, Outbuilding, Stables, Alterations and

at .. Ancillary Works etc .. at Stocks Hotel, "Stocks House".

.... Stocks Road, Aldbury, Herts

Brief description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 30 June 1988 and received with sufficient particulars on 12 August 1988 and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of . 5 . . . years commencing on the date of this notice.
- (2) Notwithstanding any of the details referred to on the approved drawings the development shall be carried out in the materials referred to below:—
 - (a) Handmade clay peg roof tiles;
 - (b) Timber fascia boards (white painted);
 - (c) Cast iron or aluminium drainpipes and guttering;
 - (d) Timber external doors;
 - (e) Timber side hung casement windows.

The development shall be carried out in the respective materials/finishes so approved and there shall be no variation thereafter.

-ctd-

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) (i) In the interests of the appearance of the development hereby permitted in relation to the existing Grade II Listed Building, its setting and the character of the Chilterns Area of Outstanding Natural Beauty;
(ii) For the avoidance of doubt.
- (3) (i) In the interests of the appearance of the development hereby permitted in relation to the existing Grade II Listed Building, its setting and the character of the Chilterns Area of Outstanding Natural Beauty;
(ii) For the avoidance of doubt.
- (4) and (5) - As per Condition 2.
- (6) (a) To ensure the adequate and satisfactory provision of off-street parking facilities in the interests of highway safety, the setting of the Grade II Listed Building, character of the Chilterns Area of Outstanding Natural Beauty and for the avoidance of doubt.

-continued-

Dated.....day of.....19.....

Signed.....

Designation

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

CONDITIONS CONTINUED - PLAN NO. 4/1536/88

No work shall be started on the development hereby permitted until a full schedule of materials (including samples where appropriate) and finishes to be used externally shall have been submitted to and approved by the local planning authority. The Schedule shall include the following:

- (a) Samples of the handmade clay peg tiles (including hip, valley and ridge tiles).
- (b) Samples of bricks.
- (c) Colour of cast iron or aluminium drainpipes and guttering.
- (d) Colour and type of glazing of external timber doors and windows.
- (e) Details of covered flat roof areas and curtain walling.
- (f) Details of the materials of the walls and roofs of the stable block and barn

The development shall be carried out in the respective materials/finishes so approved or such other materials as may be approved in writing by the local planning authority.

- 3. Those extensions shown on the plans hereby permitted to be rendered and painted shall match the existing building in both colour and texture.
- 4. No work shall be started on the development hereby permitted until details of materials to be used for the surfacing of the parking spaces, vehicle circulation areas, fire accessway including details of nylon reinforcement meshing, and paved area between the barn and stable, shall have been submitted to and approved by the local planning authority, and the aforementioned areas shall be constructed in the materials so approved.
- 5. No part of the development hereby permitted not be brought into use until the following have been provided fully in accordance with details shown on Drawing No. 506/5 Rev B.
 - (a) The parking bays and associated arrangements for the circulation of vehicles.
 - (b) The accessway for fire service and other emergency vehicles as shown outlined in orange.
 - (c) The turning area/circle associated with the accessway referred to in (b) above to the size specified in Drawing No. 506/5 Rev B.

- (d) The hatched area coloured purple referred to in Note 3 on Drawing No. 506/5 Revision B, which shall be kept clear at all times for use by fire appliances.

The areas referred to above shall not thereafter be used for any purpose other than for the purposes expressly permitted.

6. The hatched area coloured purple and the area outlined in orange as shown on Drawing No. 506/5 Rev B and referred to in Condition 5 shall be permanently reserved for the ingress and egress of fire service and associated vehicles to the side and rear of the site and shall at no time be obstructed or used for customer/visitor parking or storage.

7. A scheme shall be submitted to and approved by the local planning authority relating to the provision of signs within the curtilage of the site to ensure that with the exception of delivery and service vehicles, all vehicles enter and leave the site from the access marked with a green arrow on Drawing No. 88-1060-208 Rev B.

The approved scheme of signs shall be fully installed before any part of the development is first brought into use and thereafter the signs shall be permanently retained.

8. Notwithstanding the details shown on Drawing No. 506/5 Rev B parking bays Nos 68 and 69 shall measure 3.3 m each in width and be permanently reserved for use only by disabled persons. These spaces shall be identified by signs indicating they are for use only by disabled persons.

9. There shall be no widening of the verges to either side of the main driveway without the prior approval in writing of the local planning authority.

10. The parking of vehicles at the site shall be restricted to the car park and delivery area shown on Drawing No. 506/5 Rev B except as otherwise provided for in Condition 31.

11. No work shall be started on the development hereby permitted until details relating to the reinforcement of the verges to each side of the driveway leading to the car parking areas shall have been submitted to and approved by the local planning authority and such works of reinforcement as may be approved shall be carried out prior to the occupation of any part of the extensions hereby permitted.

12. Prior to the occupation of any part of the extension hereby permitted a scheme involving the provision of tree trunks or logs positioned around the whole perimeter of the parking area adjoining "Walkwood" shall have been submitted and approved by the local planning authority and fully complied with and thereafter permanently maintained.

13. . Notwithstanding the provisions of the Town and County Planning General Development Order 1988 (Schedule 2 Part 2 Class A) or any amendment thereto no new means of vehicular access shall be formed between Stocks Road and the areas edged in blue and red on Plan No. 4/1536/88 without the prior approval in writing of the local planning authority.
14. Details of the design and appearance of the refuse/delivery area shall be submitted to and approved by the local planning authority prior to the commencement of the construction of the extension hereby permitted is first brought into use.
15. Notwithstanding the window details for rooms 70 and 71 shown on the floor plan Drawing No. 506/2B. The elevations referred to as 'Section B.B' on Drawing No. 506/3B and the north-east elevation on Drawing No 506/4A shall feature 8 dormer windows only.
16. Notwithstanding the plan of the cloister shown on Drawing No. 506/1B the west elevation of the development shall be completed in accordance with the elevational details shown on Drawing No. 506/3B.
17. Notwithstanding the dimensions and location of the barn and stables shown yellow on Drawing No. 88-1060-298 Rev B (Scale 1:1250) the barn and stables shall be completed fully in accordance with the details shown on Drawing Nos. 88/94/01A (Scale 1:200) and 505/08 Rev C.
18. Notwithstanding the existing appearance of the fire door coloured yellow on Drawing No. 506/1 Rev B the door shall incorporate clear unreinforced glass and no glazing bars. Details of the elevational appearance of the door shall be submitted to the local planning authority within one month of the date of this permission and shall be installed in accordance with the approved details prior to the commencement of any work upon the extensions and swimming pool hereby permitted.
19. No work shall be started on the development hereby permitted until details (at a scale of 1:50) of the dormers, eaves to the extension, cornices and patent glazing to the swimming pool shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in conformity with the details so approved.
20. The existing single storey building located within the curtilage of the site and the subject of temporary planning permission 4/2170/88 shall be removed by 31 December 1989.
21. The "existing temporary structures" referred to on Drawing Nos. 506/1 Rev B and 506/2 Rev B shall be removed from the site prior to the commencement of any work upon the development hereby permitted.

22. All existing outbuildings and stables coloured brown on Drawing No. 88-1060-298 Rev B with the exception of that referred to in Condition 20 shall be demolished and the materials removed from the site prior to the first occupation of any part of the extension hereby permitted.

23. Prior to the commencement of any works at the site relating to the development, a scheme (including plans) shall be submitted to and approved by the local planning authority relating to the positioning, type and height of fencing and other associated protective measures for safeguarding trees to be retained at the site. This scheme shall include the following details:

- (a) The provision of fencing around Tree No. 1 referred to on Drawing No. 506/5 Rev B covering a minimum of 4 m radius around the trunk.
- (b) Method of excavation to be used for the provision of the car park for spaces number 68 to 115 inclusively and the swimming pool.
- (c) The provision of a fenced compound for the storage of building materials, stationing of workers accommodation/site offices and a vehicle parking and manoeuvring area.
- (d) The siting of all existing and proposed underground pipes, sewers, cables and associated equipment/apparatus within the whole site curtilage.

The fencing referred to in (c) shall be erected before the commencement of constructional works and shall be permanently retained until the full completion of the development.

24. Notwithstanding the details shown on the approved plans no development shall take place until a landscaping scheme has been submitted to and approved by the local planning authority. The landscaping scheme shall include:

- (a) A survey of the whole area of the site edged red on Drawing No. 88-1060-298 Rev B which shall accurately indicate all existing trees and hedgerows on the land and those which are to be retained.
- (b) Details of the numbers, species, sizes and proposed planting location of all new trees, shrubs and hedgerows with specific reference to:
 - (i) front of the existing and extended building;
 - (ii) rear of the existing and extended building;
 - (iii) within the area between the car parking area and the area edged on Drawing No. 88-1060-298 Rev B;
 - (iv) the land adjoining the stable block, barn and associated paddock as defined on Drawing No. 89/94/01A;

- (v) other parts of the site excluding the area edged in green on Drawing No. 88;1060;298 Rev B.

25. All planting, seeding or turfing comprised in the approved details of landscaping, 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 5 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.
26. Within the area edged green on Drawing No. 88-1060-298 Rev B shall be no deposition of domestic or commercial waste, open storage, parking or manoeuvring of motor vehicles with the exception of:
 - (a) Bonfires and the parking and manoeuvring of motor vehicles associated with the management of the "woodland".
 - (b) Uses associated with the barn and stable.
27. A scheme for the provision of a footpath network within the area edged green on Drawing No. 88-1060-298 Rev B shall be submitted to and approved by the local planning authority within 6 months of the date of this permission and such scheme as may be approved shall be provided within 12 months of the date of the approval.
28. The existing outbuildings and stables shall be demolished within 28 days of the erection of the stables and barn hereby permitted.
29. No work shall be started on the development until details have been submitted to and approved by the local planning authority in respect of:
 - (a) The western elevation of the stable block hereby permitted.
 - (b) Details of a fencing scheme between the stable block, barn and associated paddock and the adjoining woodland.
30. The stables and barn hereby permitted shall only be used for the keeping of horses or for other purposes ancillary to the use of the existing premises as a hotel.

31. The area edged blue on Plan No. 4/1536/88 shall not be used for the parking of vehicles by either users/visitors to the hotel with the exception of cases where a "Special Event" is held on the land involving the areas edged blue and red. A "Special Event" is defined as the use of the land edged blue and red for purposes specified in Part 4 Class B of the Town and Country Planning General Development Order 1988 held on not more than four days in any calendar year.
32. The area of land edged blue on Plan No. 4/1536/88 and the existing all weather cricket pitch shall only be used for purposes ancillary to the use of the area edged red as a hotel with the exception of cases where a "Special Event" as defined in Condition 31 is held.

Dated 14th day of November

1989



Signed

CHIEF PLANNING OFFICER

4/1536/88 Reasons Continued...

5. (a) To ensure the adequate and satisfactory provision of off-street parking facilities in the interests of highway safety, the setting of the Grade II Listed Building, character of the Chilterns Area of Outstanding Natural Beauty and for the avoidance of doubt.
- (b) To ensure the provision of the accessway and associated turning area/circle which form an integral part of the overall development without which the scheme would fail to satisfy fire regulations.
- (c) To ensure the provision of the accessway and associated turning area/circle which form an integral part of the overall development without which the scheme would fail to satisfy fire regulations.
- (d) To ensure a link is provided between the accessway referred to in Condition 6 (b) and the car park in order to comply with the standards required by the Hertfordshire County Council Fire Service.
6. (i) To ensure that access is permanently available from the front of the extended building to the rear of the site in order that the scheme meets the standards required by Hertfordshire County Council Fire Service.
- (ii) For the avoidance of doubt.
7. In the interests of highway safety and for the avoidance of doubt as the secondary access is substandard and its improvement would require the removal of boundary trees to ensure greater visibility. The loss of boundary vegetation would be detrimental to the setting of the Listed Building and the Chilterns Area of Outstanding Natural Beauty.
8. To make a satisfactory and permanent provision for disabled parking spaces in close proximity to the entrance to the extension where access for the disabled would be more suitable.
9. (i) In the interests of the setting of the Listed Building within the Chilterns Area of Outstanding Natural Beauty as the main driveway to the front of "Stocks House" is a most important characteristic of the site and major change to the appearance of the driveway would be to the serious detriment of the visual amenity of the locality.
- (ii) For the avoidance of doubt.
10. In the interests of the setting of the Grade II Listed Building, the character of the Chilterns Area of Outstanding Natural Beauty, highway safety, to safeguard existing flora and fauna and for the avoidance of doubt.

11. In the interests of the setting of this Grade II Listed Building.
12.
 - (i) In order to permanently safeguard to the intrusion of the defined area ("Walkwood") by motor cars, the parking and manoeuvring of which within the woodland would be to the severe detriment to the environmental quality of this area due to the visual impact, adverse effect upon flora and fauna and inhibition upon management measures.
 - (ii) For the avoidance of doubt as the defined area ("Walkwood") makes a valuable contribution to the setting of the Listed Building within the Chilterns Area of Outstanding Natural Beauty;
 - (iii) The local planning authority is satisfied that the approved parking layout is adequate to accommodate the daily needs of the existing hotel and its new extension. "Overflow parking" for "Special Events" as defined in Condition 31 does not justify any encroachment of the defined area ("Walkwood") for environmental reasons.
13.
 - (i) To enable the local planning authority to exercise future control over access to the curtilage of "Stocks Hotel" (edged red) for environmental reasons in relation to the setting of the Grade II Listed Building within the Chilterns Area of Outstanding Natural Beauty.
 - (ii) To enable the local planning authority to exercise future control over access to the area of land edged blue in the interests of both highway safety and the character of the Chilterns Area of Outstanding Natural Beauty.
14.
 - (i) For the avoidance of doubt in the interests of the overall character and setting of the Grade II Listed Building.
 - (ii) To ensure the provision of a delivery/collection point for refuse vehicles at the front of the building to avoid use of the accessway reserved for fire/emergency vehicles.
15. For the avoidance of doubt in the interests of the overall character of the Grade II Listed Building.
16. For the avoidance of doubt in the interests of the overall character of the Grade II Listed Building.
17. For the avoidance of doubt as the barn and stable will occupy a sensitive position in relation to the setting of the Listed Grade II Building.

18. In the interests of appearance of this Grade II Listed Building and for the avoidance of doubt.
19. For the avoidance of doubt in the interests of the overall appearance of the extension and swimming pool in relation to the Grade II Listed Building and its setting.
20. In the interests of the setting of this Grade II Listed Building and for the avoidance of doubt.
21. For the avoidance of doubt in the interests of ensuring the removal of unauthorised development which severely detracts from the existing character of this Grade II Listed Building.
22. In the interests of the setting of this Grade II Listed Building and for the avoidance of doubt.
23. In order to ensure there are adequate measures to safeguard existing trees at the site in the long term interests of the setting of the Grade II Listed Building and character of the Chilterns Area of Outstanding Natural Beauty and for the avoidance of doubt.
24. In the interests of the setting of this Grade II Listed Building and the character of the Chilterns Area of Outstanding Natural Beauty.
25. In the interests of the setting of this Grade II Listed Building and the Chilterns Area of Outstanding Natural Beauty.
26. In order to permanently safeguard the existing and future environmental quality of the defined area ("Walkwood") as explained in Reason 12.
27. The provision of a footpath network within the defined area ("Walkwood") is to ensure that the use of woodland by visitors to the site does not prejudice the long term future of the flora and fauna of "Walkwood" which makes a valuable contribution to the setting of the Listed Building within the Chilterns Area of Outstanding Natural Beauty.
28. For the avoidance of doubt as the new stables and barn are to replace existing facilities which require removal to facilitate the erection of the extension and provision of parking spaces.
29. To ensure a satisfactory development.

30. For the avoidance of doubt as the new stables and barn are to replace existing facilities which require removal to facilitate the erection of the extension and provision of parking spaces.
31. For the avoidance of doubt in order to clarify the limitations upon the use of the land edged blue.
32. For the avoidance of doubt in order to clarify the limitations upon the use of the land edged blue.

10.90/4/1536/88/CONDITIONS/NG/TC/PL.1