

TC

D.C. 3

Town Planning
Ref. No. 4/1536/88

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Harold S Winton & Associate Companies
Accurist House
44 Baker Street
London W1 2HH

Messrs Foster & Emery
29 High Street
Hemel Hempstead
Herts

Extensions, Swimming Pool, Provision of Car Parking,
.....
Barn and Stables, Alterations and 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 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) (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.

For other reasons see (A) after Condition 32.

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 NUMBER 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 metres 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 Country 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 8.
- 25. All the planting, seeding or turfing comprised in the approved details of landscaping as referred to in Condition 24 shall be carried out in the first planting and seeding season following the occupation of any part of the extensions hereby permitted; any trees or plants which within a period of 7 years from the full 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. For the purposes of this condition a planting season shall be deemed to commence in any year on 1 October and to end on 31 March the next following year.
- 26. Within the area edged green on Drawing No 88-1060-298 Rev 8 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 an 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 an 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