

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1587/94

Chase Projects Ltd  
113 Fore Street  
Hertford  
SG14 1AS

Richard Mason Designs Ltd  
Woodland Farm  
Park Road  
Tring  
HP23 6BS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Woodland Stables, Park Road, Tring

CONVERSION OF FARM BUILDINGS INTO 8 DWELLINGS & CARPORTS

Your application for *full planning permission* dated 13.12.1994 and received on 13.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

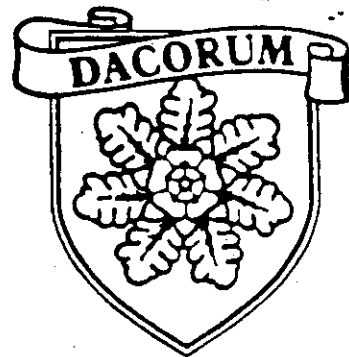
Date of Decision: 09.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1587/94

Date of Decision: 09.03.1995



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 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.

3. No development shall take place until there has been submitted to and approved by the local planning authority, a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. 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.

Reason: To maintain and enhance visual amenity.

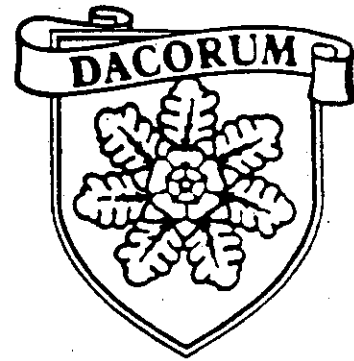
5. Before the development hereby permitted is occupied the building shown to be demolished on drawing no.94100/WFT-100C shall be removed and the land reinstated to the satisfaction of the local planning authority.

Reason: To safeguard the residential amenity of the area.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1587/94

Date of Decision: 09.03.1995



6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on drawing no.94100/WFT-100C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

9. Before the development hereby permitted is occupied the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details to be first approved by the local planning authority, and thereafter retained in accordance with details so approved.

Reason: To ensure a satisfactory appearance.

10. Before any part of the development hereby permitted is occupied, arrangements for the storage and disposal of refuse shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory development.

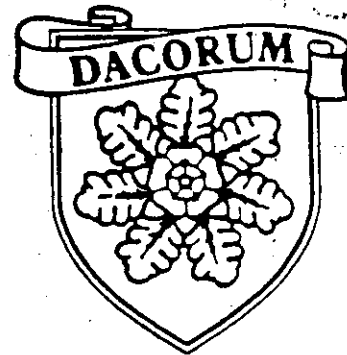
11. No work shall be commenced on the development hereby permitted until details of materials to be used for the access road, adjacent to the barns, parking areas and other areas of hard surfacing shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1587/94

Date of Decision: 09.03.1995



12. Sight lines of 2.4 x 90 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

13. All the existing external walls, roof trusses and rafters to the existing structures relating to the development hereby permitted shall be retained in their entirety unless prior written consent is obtained from the local planning authority.

Reason: In the interests of preserving the character and appearance of the building.

14. All windows and doors to the development hereby permitted shall be constructed of timber.

Reason: In the interests of preserving the character and appearance of the building.

15. Any tiles removed from the existing roofs relating to the development hereby permitted shall be reused on those roofs and supplemented with tiles which match in material, colour, size, shape and texture including all ridge, valley tiles and finials.

Reason: In the interests of preserving the character and appearance of the building.

16. All new window openings, shown on the plans hereby approved, shall receive cambered brick arches to match the arches over existing openings without the use of permanent glass reinforced plastic formers.

Reason: In the interests of preserving the character and appearance of the building.

17. Where existing openings are to be removed, in accordance with the plans hereby approved, the new brickwork shall match the surrounding brickwork exactly.

Reason: In the interests of preserving the character and appearance of the building.

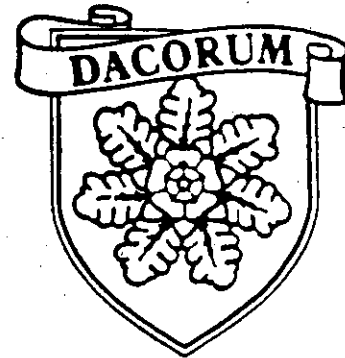
18. The existing roof ventilators shown on the plans hereby permitted shall be repaired or replaced with exact replicas constructed of timber.

Reason: In the interests of preserving the character and appearance of the building.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1587/94

Date of Decision: 09.03.1995



19. Before development commences the applicant shall submit to the local planning authority an assessment of the adequacy of the existing party wall (including that in the roof space) to provide resistance to the passage of airborne and structure borne sound between the application dwelling and any adjoining dwellings, and between dwellings created by the proposal. The report shall take into account:
- (a) The presence or otherwise of airborne sound paths;
  - (b) the presence of or otherwise of flanking transmission paths for sound transmission;
  - (c) the density, mass and thickness of separating walls; and
  - (d) the presence of any other features likely to reduce the acoustic insulation performance of the party wall such as in-building of joist ends.

Reason: To ensure an adequate standard of sound attenuation.

20. No development shall take place until there has been submitted to, and approved by, the local planning authority a scheme of sound insulation which shall include measures that the assessment referred to in condition 1 indicates are necessary to ensure the adequacy of sound insulation between:
- (a) The proposed development and the adjoining properties; and
  - (b) each of the proposed dwellings where there is a common party wall or floor.

Reason: To ensure an adequate standard of sound attenuation.

21. Any such scheme as may be agreed by the local planning authority under condition 20 shall be carried out prior to occupation of the proposed dwellings.

Reason: To ensure an adequate standard of sound attenuation.

