

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1638/96

MR A D BENJELLOUN
GAMNEL FARM
BULBOURNE ROAD
TRING
HERTS

ALAN J PAYNE RIBA
COURTFIELD
SOUTH STREET
WENDOVER
BUCKS HP22 6EF

DEVELOPMENT ADDRESS AND DESCRIPTION
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GAMNEL FARM, BULBOURNE ROAD, TRING

CONVERSION OF BARN 'A' TO LIVING ACCOMMODATION ANCILLARY TO MAIN DWELLING

Your application for *full planning permission* dated 12.12.1996 and received on 12.12.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1638/96

Date of Decision: 13.02.1997

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. No areas of brickwork shall be demolished or reconstructed other than those specifically identified on Plan 4/1638/96 hereby approved, without the prior written consent of the local planning authority.

Reason: In order that the local planning authority may retain control over further external alterations in the interests of safeguarding the character and appearance of the building.

3. Any new brickwork as identified on Plan 4/1638/96 shall be constructed in matching brickwork, a sample of which shall first be submitted to the local planning authority for approval prior to the commencement of the development.

Reason: To ensure a satisfactory appearance.

4. The roof to the development shall be finished using plain clay tiles in accordance with a sample which shall be submitted and approved by the local planning authority prior to the commencement of the development.

Reason: To ensure a satisfactory appearance.

5. All windows and doors to the development hereby approved shall be constructed of timber and finished in accordance with a sample which shall be submitted to and approved by the local planning authority prior to the commencement of the development.

Reason: To ensure a satisfactory appearance.

6. All cambered arches over windows and doors shall be constructed traditionally without the use of permanent glass reinforced plastic formers.

Reason: To ensure a satisfactory appearance.

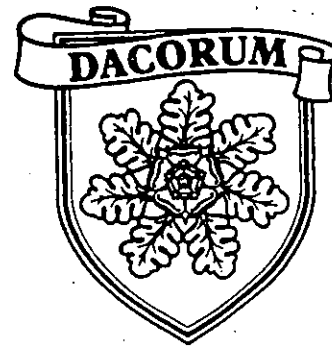
7. The pointing to the brickwork to the development hereby permitted shall be flush with the surface of the bricks and finished after 24 hours to give a roughened texture.

Reason: To ensure a satisfactory appearance.

Continued over

CONDITIONS APPLICABLE
TO APPLICATION: 4/1638/96

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8. Details and samples of all paving and surface materials shall be submitted to and approved by the local planning authority prior to the commencement of the development, and the development shall be carried out in accordance with the details as approved.

Reason: To ensure a satisfactory appearance.

9. 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 details of all boundary treatments, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

10. 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 or any amendments thereto), there shall be no extension or addition to the building(s) 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.

12. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of Gamnel Farm, Bulbourne Road, Tring.

Reason: To safeguard the residential amenity of the area.