

**Dacorum Borough Council  
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01657/00/FUL

LAND ADJACENT (EAST), APSLEY MANOR FARM, LONDON ROAD, APSLEY,  
HEMEL HEMPSTEAD, HERTS  
CONVERSION AND EXTENSION OF FARM BUILDINGS TO FORM DWELLING

Your application for full planning permission dated 08 September 2000 and received on 15 September 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*Daniel Noble*

Development Control Manager

Date of Decision: 18 May 2001

**CONDITIONS APPLICABLE TO APPLICATION: 4/01657/00/FUL**

Date of Decision: 18 May 2001

**1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

**2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

**3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**4. The plans and particulars submitted in accordance with condition 3 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**6. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D and E;  
Part 2 Class A.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

**8. The stables hereby permitted shall not be used for any business or commercial use.**

Reason: For the avoidance of doubt and to safeguard the rural character of the area.

**9. The stable and garage hereby permitted shall not be used otherwise than for the purposes approved.**

Reason: For the avoidance of doubt.

NOTE:

The following policies of the development plan are relevant to this decision:

**Hertfordshire Structure Plan Review 1991 - 2011**  
Policies 1 and 2

**Dacorum Borough Local Plan**  
**Part 3 General Proposals**  
Policies 3, 8, 9, 10, 54 and 100  
**Part 5 Environmental Guidelines**  
Section 6

**Dacorum Borough Local Plan 1991 - 2011 Deposit Draft**  
**Part 3 General Proposals**  
Policies 3, 9, 10, 11, 59 and 106  
**Part 5 Environmental Guidelines**  
Section 6