



PLANNING

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01768/98/RET

CRESS FARM, SHARPES LANE, HEMEL HEMPSTEAD, HERTS, HP1 2RX
DETACHED GARAGE. STABLE BUILDINGS & FEED STORE. CHANGE OF USE
OF LAND EDGED IN GREEN ON SITE PLAN FROM AGRICULTURAL TO
EQUESTRIAN. CHANGE OF USE OF LAND EDGED IN ORANGE ON SITE PLAN
FROM AGRICULTURAL TO RESIDENTIAL.

Your application for retention of development already carried out dated 08 October 1998 and received on 09 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01768/98/RET

Date of Decision: 12 January 1999

1. 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.

2. Prior to the formation of the new vehicular access hereby permitted full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. The submitted details shall include hard surfacing materials, and clear indications of new planting and of those existing trees and hedgerows which are to be retained.

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

3. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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. 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 E and F.

Reason: To safeguard and maintain the strategic policies of the local planning authority and 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.

7. The garage hereby permitted shall not be built if that part of the permission granted on 17 August 1982 for a detached dwelling and garage (Ref: 4/0638/82) involving the construction of the garage is at any time implemented.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

8. The garage hereby granted is an alternative to and not in addition to the garage which formed part of the following permission:

<u>Ref No.</u>	<u>Development</u>	<u>Date of Permission</u>
4/0638/82	Detached dwelling and garage	17 August 1982

The single garage forming part of the development referred to in this permission shall not be constructed if the garage hereby permitted has been built.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

9. The curtilage of the single family dwellinghouse known as The Bungalow, Cress Farm, Sharpes Lane, Bourne End shall be limited to the area edged in orange on Drawing No. 98.1240/10.01A, and the area edged in green on Drawing No. 98.1240/10.01A shall be used only for the keeping and grazing of horses.

Reason: For the avoidance of doubt, to safeguard and maintain the strategic policies of the local planning authority and in the interests of highway safety.

10. This permission does not extend to the use of the stable block hereby permitted as a commercial livery stable.

Reason: For the avoidance of doubt, to safeguard and maintain the strategic policies of the local planning authority and in the interests of highway safety.

