

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



ROBINSON & HALL  
118 BROMHAM ROAD  
BEDFORD  
MK40 2QN

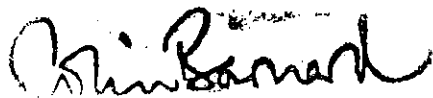
MR R A IVORY  
BALLINGDON FARM  
GADDESSEN ROW  
HEMEL HEMPSTEAD  
HERTS  
HP2 6HX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01796/99/FUL

BALLINGDON FARM, GADDESSEN ROW, HEMEL HEMPSTEAD, HERTS, HP2  
6HX  
AGRICULTURAL DWELLING

Your application for full planning permission dated 15 October 1999 and received on  
18 October 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 17 February 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01796/99/FUL**

Date of Decision: 17 February 2000

**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 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. These details shall include means of enclosure and hard surfacing materials.**

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

**4. Soft landscape works shall include 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.

**5. 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.

**6. 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.

**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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

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

**8. 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) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and they (and/or the store) shall not be converted or adapted to form living accommodation.**

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. 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, E, F and G;  
Part 2 Classes A, B and C.**

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.

**10. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.**

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.