

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



IAN GUEST & ASSOCIATES
32 HANLEY ROAD
MALVERN WELLS
WORCESTERSHIRE
WR14 4PH

LIVING HERITAGE DEVELOPMENTS LTD
1 VICTORIA ROAD
MALVERN
WORCESTERSHIRE
WR14 2TD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01827/00/FUL

**MANOR FARM, TRING ROAD, WILSTONE, TRING, HERTS, HP234NU
CONSTRUCTION OF FOUR DWELLINGS AND TWO GARAGES**

Your application for full planning permission dated 07 October 2000 and received on 16 October 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 24 January 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01827/00/FUL

Date of Decision: 24 January 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. The development shall be carried out in accordance with the external materials specified on the approved drawings. In addition, the facing bricks for the plinths shall be Baggeridge Red Multi bricks.

Reason: To safeguard the character and appearance of the adjoining Listed Building, and in the interests of the visual amenities of the Conservation Area.

3. 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, G and H;
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.

4. 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 all means of enclosure and hard surfacing materials for the new driveway. The development shall be carried out in accordance with the approved details.

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

5. The buildings shall not be occupied until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council.

Reason: In the interests of highway safety.

6. Notwithstanding the requirements of Condition 4, Units 3 and 4 shown on

Drawing No. 2078/01B shall not be occupied until the close boarded fence on the north-west facing boundary of the site shall have been removed and replaced with a timber post and rail fence to match those existing elsewhere on the site.

Reason: To protect the appearance of the site.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2 and 38

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 5, 8, 9, 21, 109 and 110

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 13

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 4, 9, 10, 115 and 116

Part 5 Environmental Guidelines

Sections 1, 2, 6 and 13