

TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/2050/88

P W Harris
Pendley Farm
Station Road
Tring
Herts

Fullerhall Foulsham & Vandersteen
2 John Street
London
WC1 2HJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Bulbourne Farm, Icknield Way, Tring, Herts

STUD FARM AND ASSOCIATED BUILDINGS

Your application for *full planning permission* dated 29.09.1988 and received on 07.11.1988 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 25.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/2050/88

Date of Decision: 25.07.1994



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. The development hereby permitted shall be constructed in multi buff/yellow facing bricks; natural buff blockwork; Redland Farmhouse Red plain tiles and wall cladding panels in Terracotta (04C39) and Vandyke Brown (08B29) as submitted to the local planning authority on 25 October 1989 and 3 November 1989 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing No. 6128/1D 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.

4. The development hereby permitted shall not be occupied until 15 car parking spaces and the passing bay shown on drawing no. 1712/01C have been provided and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

5. This permission does not extend to the proposed security office shown on drawing no. 1712/07.

Reason: For the avoidance of doubt.

T H I S P L A N N I N G O B L I G A T I O N is made
the day of One thousand nine hundred
and ninety-four

The P A R T I E S hereto:-

- (1) DACORUM BOROUGH COUNCIL of Civic Centre Marlowes Hemel Hempstead Hertfordshire HP1 1HH ("the Council")
- (2) PETER WOODSTOCK HARRIS of Sallow Copse Ringshall Little Gaddesden Nr Berkhamsted Hertfordshire in his personal capacity and as Trustee of the Bridge Street Pension Scheme "Trustee" which expression shall include the Trustees successors in title and assigns
- (3) DAVID CHARLES RUSSELL ALLEN of 51-55 Bridge Street Hemel Hempstead Hertfordshire as Trustee of the Bridge Street Pension Scheme "Trustee" which expression shall include the Trustees successors in title and assigns
- (4) JOHN CHARLES COOK of 51-55 Bridge Street Hemel Hempstead Hertfordshire as Trustee of the Bridge Street Pension Scheme "Trustee" which expression shall include the Trustee successors in title and assigns
- (5) L C P TRUSTEES LIMITED of 30 Old Burlington Street London W1X 1LP "the Pensioneer Trustee" which expression shall include the Pensioneer Trustees successors in title and assigns

W H E R E A S:-

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 as amended for the area of land described in the First Schedule hereto "The Land"
- (2) The Trustees are desirous of entering into this Planning Obligation in their capacities as Trustees of the Bridge Street Pension Scheme

- (3) The Trustee and the Pensioner Trustee are entitled as Trustees to the interest in The Land described in the First Schedule (b) hereto
- (4) The Council the Trustees and the Pensioner Trustees are desirous of entering into this Planning Obligation which is enforceable by the Council
- (5) Application has been made to the Council for planning permission under the Application Number 4/2050/88 and for the development described in the Second Schedule hereto "the Development"

N O W T H I S D E E D W I T N E S S E T H A S F O L L O W S :

1. IN the event that planning permission with or without conditions is granted by the Council or by the Secretary of state for the Environment pursuant to the Application described in The Second Schedule hereto "the Application" and such planning permission shall be implemented then this Planning Obligation shall have full force and effect but not otherwise save that Clause 3(b) hereof shall have full force and effect from the date hereof
2. IN consideration of the covenants on the part of the Trustess and the Pensioner Trustee contained in the Third Schedule hereto the Council hereby covenants with the Trustees and the Pensioner Trustee who together covenant with the Council that the Council will forthwith grant planning permission pursuant to the Application subject to conditions
3. IN consideration of the Council's covenant contained in Clause 2 hereof the Trustess and the Pensioner Trustee hereby covenant with the Council
 - (a) to observe and perform the covenants set out in the Third Schedule hereto

(b) to pay the Council's reasonable costs in the preparation hereof on the execution of this Planning Obligation

4. Notwithstanding anything to the contrary herein contained, it is hereby expressly agreed and declared that each and every liability responsibility and obligation undertaken by the trustees hereunder shall be subject to the proviso that LCP Trustees Limited and the said David Charles Russell Allen and John Charles Cook shall not incur any liability in respect thereof whether jointly or severally save to the extent that such liability shall not in aggregate exceed in amount the value of the assets of the Bridge Street Pension Scheme from time to time available to satisfy LCP Trustees Limited's right of reimbursement and indemnity as Trustee of the scheme.

5. This Planning Obligation shall be registered as a Local Land Charge

I N W I T N E S S W H E R E O F the parties hereto have set their hands and Seals to be hereunto affixed the day and year first before written

FIRST SCHEDULE (a)

The Trustees

PETER WOODSTOCK HARRIS	aforementioned)	all in their
DAVID CHARLES RUSSELL ALLEN	aforementioned)	capacity as
JOHN CHARLES COOK	aforementioned)	Trustees of the
)	Bridge Street
)	Pension Scheme

The Pensioner Trustee

LCP TRUSTEES LIMITED aforementioned

FIRST SCHEDULE (b)

The Land

All that land known as Bulbourne Farm Upper Icknield Way Tring as the same is for the purposes of identification only shown edged red on the Plan annexed hereto excepting the land edged blue

The Trustees and the Pensioner Trustee's Interest in the Land

· Unencumbered fee simple in possession

SECOND SCHEDULE

The Application and the Development

Application No. 4/2050/88

The Development consists of change of use of The Land from agricultural to stud farm and erection of associated buildings

THIRD SCHEDULE

Covenants on the part of the Trustees and the Pensioner Trustee

The Trustees and the Pensioner Trustee hereby covenant with the Council:

1. Not to use or allow to be used The Land for any purpose other than as a stud farm or for the grazing of animals and for no other purpose whatsoever
2. To carry out in the first planting season after the completion of the development and to maintain thereafter the landscaping scheme shown on drawing number 6128/ID annexed hereto

THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed
in the presence of:

Keith Hunt
Chief Executive

S. Baker
Assistant Director
(Law)

SIGNED as a DEED
by PETER WOODSTOCK HARRIS in
the presence of:

P. C. Harris
KL Green

SIGNED as a DEED
by DAVID CHARLES RUSSELL
ALLEN in
the presence of:

D. C. Russell
KL Green

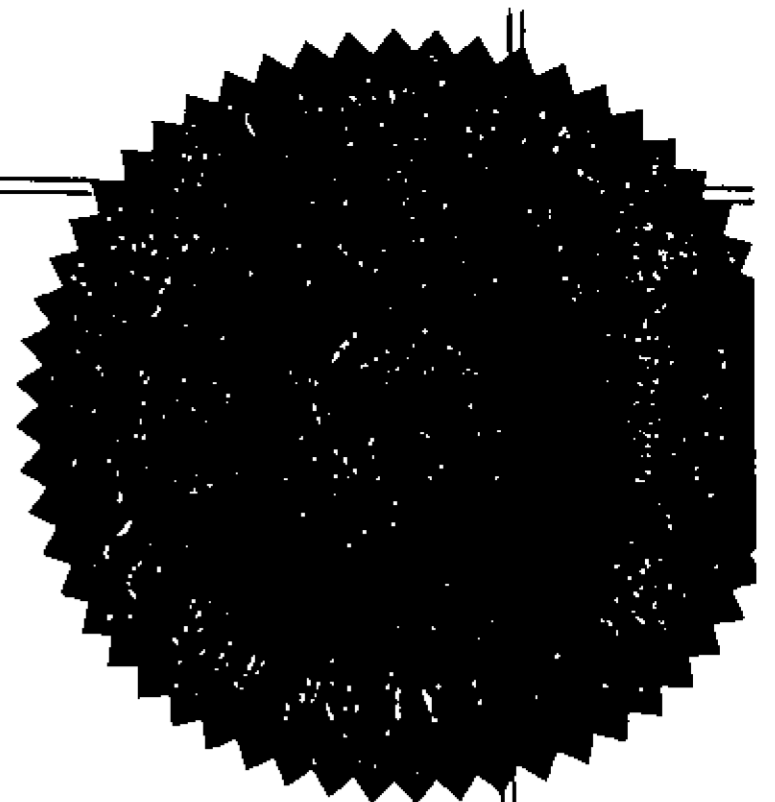
SIGNED as a DEED
by JOHN CHARLES COOK in
the presence of:

J. C. Cook
KL Green

THE COMMON SEAL of
LCP TRUSTEES LIMITED
was hereunto affixed
in the presence of:

Mansukh Shah
(Secretary)

10.93/PLAN.OBLIG/RH/MR/BS.7



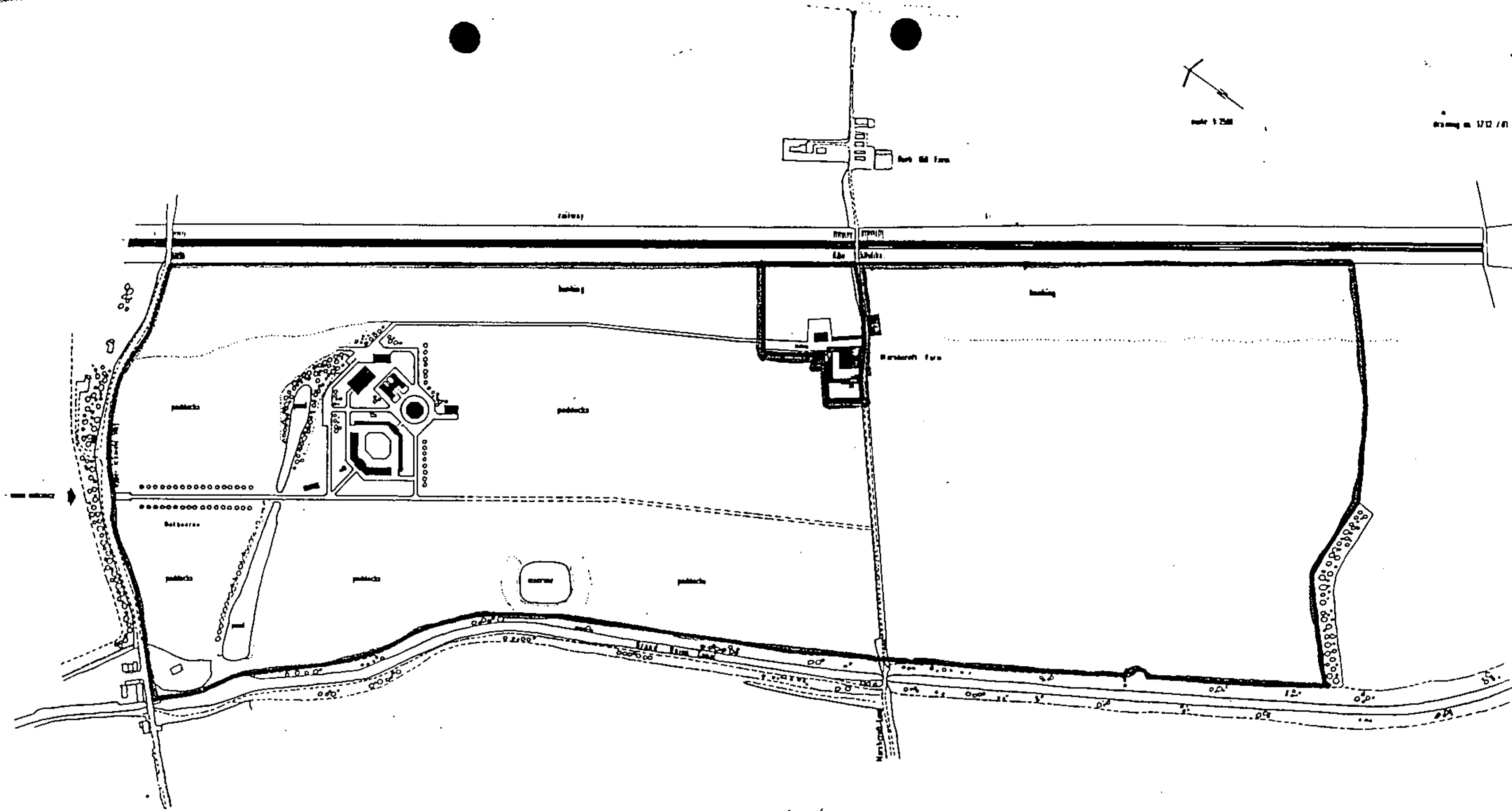
Conditions to be attached to Planning Permission

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The development hereby permitted shall be constructed in multi buff/yellow facing bricks; natural buff blockwork; Redland Farmhouse Red plain tiles and wall cladding panels in Terracotta (04C39) and Vandyke Brown (08B29) as submitted to the local planning authority on 25 October 1989 and 3 November 1989 or such other materials as may be agreed in writing with the local planning authority
3. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing No. 6128/1D 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.
4. The Development hereby permitted shall not be occupied until 15 car parking spaces and the passing bay shown on drawing number 1712/01C have been provided and they shall not be used thereafter otherwise than for the purposes approved
5. This permission does not extend to the proposed security office shown on drawing number 1712/07

10.93/PLAN.OBLIG/RH/MR/BS.7



Drawing no. 172 / 0



R. Heard (Director)
 Mansukh Shah
 (Secretary)

Keith Hunt
 CHIEF EXECUTIVE
S. Jaker
 ASSISTANT DIRECTOR (LAW)

Stud Farm Project

Tring / Herts.

for P. Harris Esq.

Fullerthorpe Foulsham + Windersteen
 chartered architects + designers
 2 John Street, London WC2N 2EU