

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0027/96

M D Construction
3 Cromwell Road
Borehamwood
Herts
WD6 4LW

Aylett Associates
Well Cottage Studio
Deadman's Ash Lane
Sarratt
Herts WD3 6AL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land to the rear of 8a High Street, Markyate, Herts

TWO BEDROOM BUNGALOW AND SINGLE GARAGE

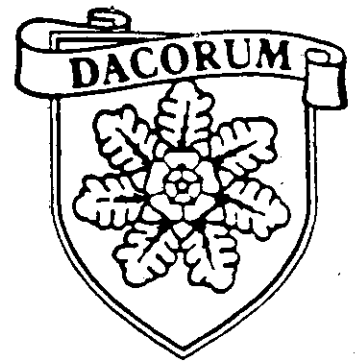
Your application for *full planning permission* dated 06.01.1996 and received on 10.01.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0027/96

Date of Decision: 07.03.1996

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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To ensure a satisfactory appearance.

4. All planting, seeding or turfing comprised in the approved details of landscaping, 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.

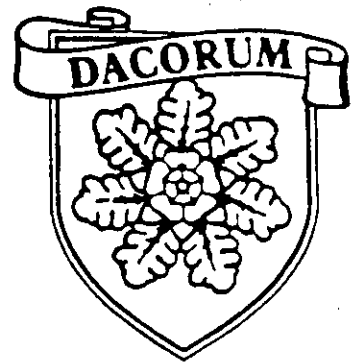
Reason: To maintain and enhance visual amenity.

5. Before the bungalow is first occupied, a 2 m brick wall shall be constructed in the position shown on Plan No. 4/0027/96, Drawing No. 062/15, and this wall shall be retained at all times while the dwelling is occupied.

Reason: To prevent overlooking of adjacent properties.

/Cont'd...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0027/96

Date of Decision: 07.03.1996

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, no additional windows, doors or other openings shall be constructed without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no development within Classes A, B, C, D or E of Part 1 of Schedule 2 of the Order without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

8. No development shall take place on the site until protective fencing consisting of 2.4 m high boarding on a scaffold framework in accordance with the requirements of BS 5837 shall have been provided in the locations shown by the green lines on Plan No. 4/0027/96FL, Drawing No. 062/15. This protective fencing shall remain in place on site until the completion of the development to prevent damage to the trees during constructional works.

Reason: To ensure the proper protection of the important trees on or adjacent to this site.

9. The foundations of the garage which forms a part of this permission shall be of a pad and beam type construction in accordance with details which shall be submitted to and approved in writing by the local planning authority. No work shall be started on the construction of the garage until these details shall have been approved.

Reason: To safeguard the retention of important trees on this and the adjacent site.

10. The parking and driveway area shown coloured yellow on Drawing No. 062/15 shall be constructed at the level of the existing round, and no reduction in levels shall take place unless previously agreed in writing by the local planning authority.

Reason: To prevent damage occurring to the adjacent Willow tree.

