



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0031/91

B & M Investments  
Three Gables, Corner Hall  
Hemel Hempstead  
Herts.

Brian B. Smith  
11b Hollywell Hill  
St. Albans  
Herts.

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

5 Broad Street, Hemel Hempstead,

SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO PROVIDE ADDITIONAL BEDROOMS

Your application for *full planning permission* dated 09.01.1991 and received on 11.01.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

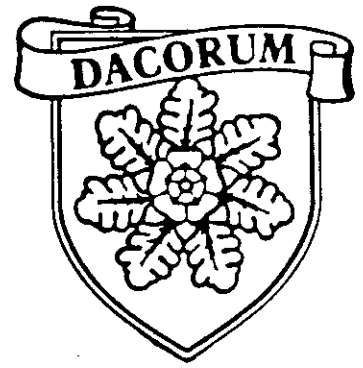
Director of Planning.

Date of Decision: 21.02.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0031/91

Date of Decision: 21.02.1991



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. 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.
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.
4. The existing planting on the northern boundary of the site shall be retained and protected during the period of construction. The details submitted in accordance with Condition 3 shall include planting of trees to supplement the existing screen on this boundary.
5. 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.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-5. To maintain and enhance visual amenity.