



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0035/97

Mr N Payne & Ms P Radley  
18 Village Street  
Edwalton  
Nottingham

Martin Dowling Architects  
40 High Street  
Hemel Hempstead  
Herts  
HP1 3AE

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

St Peters, Hogpits Bottom, Flaunden, Hemel Hempstead

REPLACEMENT DWELLINGHOUSE

Your application for *full planning permission* dated 08.01.1997 and received on 09.01.1997 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 06.03.1997

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0035/97

Date of Decision: 06.03.1997



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: In the interests of the appearance of the development within the Green Belt and Landscape Development Area.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995), or any Order amending or re-enacting that Order, no development falling within Classes A, B, C, E, F, G of Part 1 and Classes A, B and C of Schedule 2 to that Order shall be carried out without the express written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the Green Belt and Landscape Development Area.

4. All trees and hedges on all boundaries shall be permanently retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the Green Belt and Landscape Development Area.

5. Prior to the commencement of work on site a scheme for the full duration of the construction period for the protection of all vegetation subject to Condition 4 shall be submitted to and approved by the local planning authority and this scheme shall include the protection of vegetation in relation to the provision of all services.

Reason: To safeguard the existing vegetation subject to Condition 4.

6. This permission does not relate to the approval of the site drainage.

Reason: For the avoidance of doubt.