



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0076/94

Mr A Bottrell
High Beeches
Felden Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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High Beeches, Felden Lane, Hemel Hempstead

TWO DETACHED DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated and received on 21.01.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Whitman

Director of Planning.

Date of Decision: 11.03.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0076/94

Date of Decision: 11.03.1994

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) garaging, parking, circulation, loading and unloading facilities;
 - (c) refuse collection and general storage arrangements;
 - (d) boundary treatment;
 - (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

4. This permission does not extend to the approval of the turning heads coloured green on lpan 4/0076/94.

Reason: In order to protect a number of trees covered by a Tree Preservation Order.

5. All existing trees along the boundaries of the site shall be protected during construction works and shall not be uprooted, felled, lopped or topped without the prior written approval of the local planning authority.

Reason:

CONDITIONS APPLICABLE
TO APPLICATION: 4/0076/94

Date of Decision: 11.03.1994



6. 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 maintain and enhance visual amenity.

7. 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.