



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0100/91

T.R. Tucker
16 Frogmore Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Lock Keepers Cottage, Frogmore Rd. Hemel Hempstead,

TWO STOREY REAR EXTENSION AND CHANGE OF USE RESIDENTIAL TO OFFICES (RESUBMISSION)

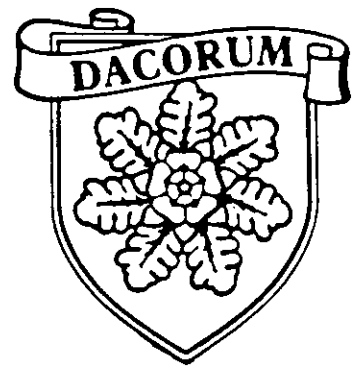
Your application for *full planning permission* dated 23.01.1991 and received on 23.01.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Paul R. Board

Director of Planning.

Date of Decision: 21.02.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0100/91

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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0100/91 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and boundary treatment, 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.
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.
6. All windows shall be white painted timber double-hung sashes to match those on the existing cottage.

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. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 4-5. To maintain and enhance visual amenity.
6. To ensure a satisfactory appearance.