



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0123/91

Burygrove Developments  
51 Chambersbury Lane  
Hemel Hempstead  
Herts

Mr M.H.Seabrook  
4 Bradbury , Maple Cross  
Rickmansworth  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Adj.Grange Lodge, Chesham Road, Bovington,

DETACHED DWELLING

Your application for *full planning permission* dated 25.01.1991 and received on 28.01.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.03.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0123/91

Date of Decision: 22.03.1991



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. The details shown on Plan No. 861251 shall comprise the approved details of landscaping and all the approved planting shall be carried in the first planting season following the occupation of the dwellinghouse hereby permitted or the completion of the development, whichever is the sooner and any trees of hedging 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 similar 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.
3. All the existing vegetation shown on Plan No. 861251 with the exception of the Oak tree coloured yellow and the existing hedge/trees along the boundary coloured yellow on the 1:500 scale Block Plan shall be protected during the period of construction and any trees or hedges as become damaged or diseased or become removed, 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.
4. Before the dwelling is first occupied, a properly consolidated and surfaced turning/parking area shall be constructed within the area coloured purple and it shall be retained at all times thereafter.
5. A fence of not less than 2.1 m height shall be permanently provided along that part of the north eastern boundary adjacent to the flank wall of the dwelling.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 C Class A) or any amendment thereto, there shall be no alteration to the opening/garage door coloured yellow on Drawing no. 860260/C without the express written permission of the local planning authority.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Class B) or any amendment thereto, there shall be no alterations to the north eastern roof plane of the dwellinghouse hereby permitted without the express written permission of the local planning authority.
8. No dwellinghouse hereby permitted shall be brought into use until the vehicular access shown on the 1:500 scale Block Plan has been constructed and the footway and verge have been reinstated to the current Specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.



CONDITIONS APPLICABLE  
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9. The beech hedge shall be planted along the section of the front boundary of the site marked by the brown line shown on the 1:500 scale Block Plan.
10. The hedge referred to in Condition 9 shall be carried out in the first planting season following the occupation of the dwellinghouse permitted, or the completion of the development whichever is the sooner and any of the hedging which within a period of five years from the completion of the development dies, shall be replaced in the next planting season with hedging of a similar species unless the local planning authority gives written consent to any variation and for the purposes of this Condition, 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.
- 2-3. To maintain and enhance visual amenity.
4. To safeguard the residential amenity of the area.
5. To prevent overlooking of the adjacent dwellinghouse.
6. In order that the local planning authority may retain control over alterations to this elevation in the interests of ensuring the provision of adequate parking facilities and in the interest of highway safety.
7. In order that the local planning authority may retain control over alteration to this elevation in the interests of safeguarding the privacy of the adjacent dwellinghouse.
8. In the interests of highways safety.
- 9-10. To maintain and enhance visual amenity and for the avoidance of doubt.