

Town Planning Ref. No. 4/0161/89

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To J G Prunty
13 Malting Lane
Aldbury
Herts

Melvin Lansley & Mark
105 High Street
Berkhamsted
Herts

Replacement Dwelling
at 11 Malting Lane, Aldbury, Herts.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 23.1.89 and received with sufficient particulars on 25.1.89 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 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 carried out, until the extension granted permission under reference 4/1013/88 on 11 August 1988 has been completed.
(4) Notwithstanding the details shown on drawing no. JP8802/2 this permission shall not extend to the erection of boundary fencing along the common boundary between nos. 11 and 13 Malting Lane, Aldbury.
(5) Notwithstanding the provisions of the Class A of Schedule 2 part 1 of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extensions to the dwellinghouse or openings formed within the northern flank wall of the dwellinghouse hereby permitted without the express written permission of the local planning authority.

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Subject to the following Conditions:- (Contd/)

- (6) The development hereby permitted shall not be occupied until the garaging, parking and turning area and new vehicular access shown on plan no. JP8802/2 shall have been provided.
- (7) The development hereby permitted shall not be occupied until the existing vehicular access shown on plan no. JP8802/2 shall have been closed.
- (8) The development hereby permitted shall not be occupied until the existing detached garage shown on plan no. JP8802/2 has been removed from the site.
- (9) The existing boundary hedge fronting Malting Lane and coloured orange on plan no. JP8802/2 shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following the occupation of the development hereby permitted.
- (10) A boundary hedge, details of which shall be submitted to and approved by the local planning authority, shall be planted along the frontage of the site fronting Malting Lane coloured green on plan no. JP8802/2.
- (11) The boundary hedge referred to in Condition 10 shall be planted within the planting season immediately following the occupation of the development hereby permitted.
- (12) No development shall take place until there has been submitted to and approved by the local authority a landscaping scheme for the common boundary between Nos 11 and 13 Malting Lane.
- (13) The boundary treatment approved under the terms of Condition 12 shall be carried out within the planting season following the occupation of the development hereby permitted.
- (14) Notwithstanding the provisions of Class E of Schedule 2 Part 1, of the Town and Country Planning General Development Order 1988, or any amendment thereto, there shall be no building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse hereby permitted without prior approval in writing of the local planning authority.
- (15) The linking section between 11 and 13 Malting Lane shall be demolished and the residual structures made good prior to occupation of the replacement dwellinghouse in accordance with a scheme to be submitted to and approved by the local planning authority.
- (16) The materials used externally in respect of the refurbishment and alterations to the residual buildings shall match both in colours and texture those on the existing buildings of which this development shall form a part.

Dated18th.....day ofMay.....1989

Signed.....

DesignationCHIEF PLANNING OFFICER.....

The reasons for the Council's decision to grant for the development (Contd/)

- (10) In the interests of the overall appearance of the site which is located within Aldbury Conservation Area and the Chilterns Area of Outstanding Natural Beauty.
- (11) As for Condition 10
- (12) As for Condition 10
- (13) As for Condition 10
- (14) In order that the local planning authority may retain control over further development in the interests of the character of Aldbury Conservation Area and the Chilterns Area of Outstanding Natural Beauty.
- (15) In the interest of the visual relationship between nos: 11 and 13 Malting Lane which occupy a relatively prominent position within Aldbury Conservation Area and the Chilterns Area of Outstanding Natural Beauty and to ensure that the existing dwellinghouse is converted from a residential unit to a garage prior to the occupation of the replacement dwellinghouse in order to accord with the restrictive policies applicable to the locality.
- (16) To ensure a satisfactory appearance.