



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0171/96

Mrs D Humphreys
18 Goose Acre
Cheddington

Derek Rogers Associates
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at Leafy Lane, Adj Badgers Way, Tring

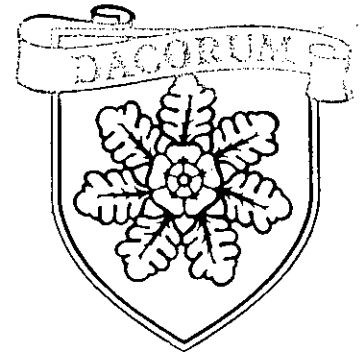
CONVERSION OF STABLES TO DWELLING

Your application for *full planning permission* dated 09.02.1996 and received on 12.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.05.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0171/96

Date of Decision: 16.05.1996

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 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.

3. 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.

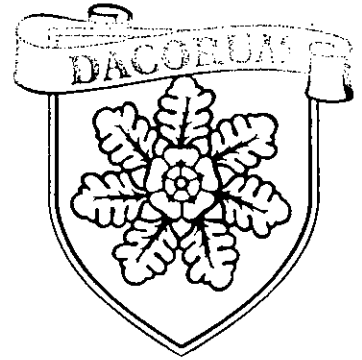
Reason: To maintain and enhance visual amenity.

4. All rooflights hereby permitted shall be flush fitting "conservation" rooflights or such other rooflight as may be agreed in writing by the local planning authority prior to the commencement of work.

Reason: To ensure a satisfactory appearance.

5. Before work on the development hereby permitted commences, details of boundary treatment to the existing brick wall on the southern boundary of the site bringing this to a height of 2 m shall be submitted to the local planning authority for approval. The dwelling shall not be occupied until the approved details shall have been carried out, and the boundary treatment as approved shall be maintained on site unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the reasonable amenity of an adjoining property.



CONDITIONS APPLICABLE
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6. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

Reason: In the interests of highways safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order with or without modification, no development falling within the following classes of that Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H
Schedule 2 Part 2 Class A

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.