



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0176/96

Mr M Reynolds
Southings Farm
Gaddesden Row
Hemel Hempstead
Herts

Strutt & Parker
Crispin House
37 Holywell Hill
SDt Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Roe End Farm, Roe End Lane, Markyate

EXTENSION TO EXISTING GRAINSTORE

Your application for *full planning permission* dated 12.02.1996 and received on 14.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning

Date of Decision: 13.06.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0176/96

Date of Decision: 13.06.1996



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. The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance.

3. A landscaping scheme shall be submitted for approval to the local planning authority within 3 months of the date of this permission. This scheme shall include all the land coloured green on plan No 4/0176/96. The landscaping scheme as approved shall be carried out in the first planting and seeding seasons following the occupation of the building 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. Within three months of the date of this decision, the existing buildings shown coloured blue on plan number 4/0176/96 shall be demolished, and all materials arising from that demolition shall be removed from the land.

Reason: To compensate for the new floorspace in order to maintain the openness of the area.