

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0214/95

Mr R Knight  
9 Bargrove Avenue  
Boxmoor  
Hemel Hempstead  
Herts

Mr A P Whiteley  
Bramble Cottage  
Valley Road  
Studham  
Nr Dunstable  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

9 Bargrove Avenue (Adj), Hemel Hempstead, Herts

DETACHED DWELLING

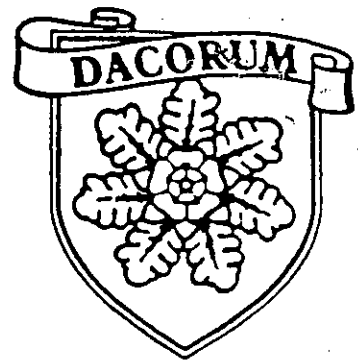
Your application for *full planning permission* dated 27.02.1995 and received on 27.02.1995 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 20.04.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0214/95

Date of Decision: 20.04.1995

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 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.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved drawings the south western flank wall of the dwellinghouse shall be permanently constructed in brickwork, details of which shall be submitted to and approved in writing by the local planning authority in accordance with Condition 2.

Reason: (a) To ensure a satisfactory appearance.

(b) To maintain and enhance visual amenity.

(c) For the avoidance of doubt.

4. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

5. The replacement garage and parking spaces to serve No. 9 Bargrove Avenue, the access roadway, turning area and double garage serving the new dwellinghouse, shall be provided fully in accordance with the details shown on drawing nos. 9BA/07, SWP/09, RK/952/01 and SW95P/010A prior to the first occupation of the dwellinghouse hereby permitted and thereafter shall be permanently retained for the approved purposes only.

Reason: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

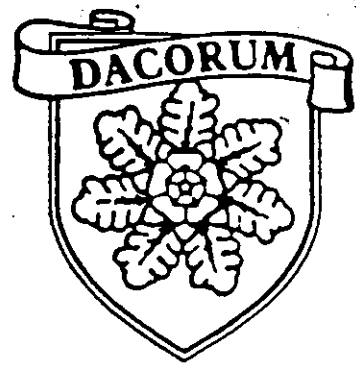
(b) In the interests of highways safety.

(c) For the avoidance of doubt.

(d) To ensure that vehicles may enter and leave the site of the new dwellinghouse in forward gear.

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CONDITIONS APPLICABLE  
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6. Prior to the provision of the replacement garage and parking facilities to serve No. 9 Bargrove Avenue and the access roadway, turning area and double garage serving the new dwellinghouse, as referred to in Condition 5, the part of the existing row of conifers shown on drawing no. SWP/09 hatched red shall be totally removed and the telegraph pole shown on this drawing relocated to the satisfaction of the local planning authority and thereafter there shall be no development carried out on the site of the conifers hatched red or replacement planting.

Reason: (a) In the interests of highways safety.

(b) For the avoidance of doubt.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes A to F inclusively) or any amendment thereto, there shall be no alterations, additions, or extension to either the dwellinghouse hereby permitted or No. 9 Bargrove Avenue, including its replacement garage hereby permitted or the erection curtilage buildings without the express written permission of the local planning authority.

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

(b) To safeguard the residential amenity of the area.

(c) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.

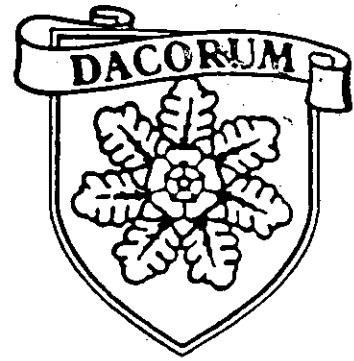
8. Prior to the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the local planning authority showing the detailed treatment of all boundaries of the site edged red on drawing no. 9BA/07 and any approved fencing shall be erected prior to the commencement of the development and thereafter shall be permanently retained unless otherwise agreed.

Reason: (a) To safeguard the residential amenity of the area.

(b) In the interests of visual amenity.

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CONDITIONS APPLICABLE  
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9. The ridge level of the dwellinghouse hereby permitted shall be positioned at 1.8 m below that of No. 9 Bargrove Avenue, unless otherwise agreed in writing by the local planning authority.
- Reason: (a) For the avoidance of doubt.
- (b) In the interests of residential and visual amenity.
10. There shall be no increase in the number of bedrooms of either No. 9 Bargrove Avenue or the new dwellinghouse hereby permitted unless otherwise agreed in writing by the local planning authority.
- Reason: (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of amenity.
11. 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.
12. 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.
13. Details submitted in accordance with conditions 8 and 11 shall include the retention of conifers cross hatched red, the hedge marked 'A' to 'B', existing hedging along parts of boundary 'C' and the tree marked T1 on drawing no. 9BA/07.
- Reason: To maintain and enhance visual amenity and for the avoidance of doubt.

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14. This permission does not extend to the approval of drainage at the site.

Reason: (a) For the avoidance of doubt.

(b) This will require separate approval through Thames Water Utilities and Building Regulations.

(c) To ensure proper drainage of the site.

15. The en-suite window of the north east elevation shall be permanently fitted with obscure glass and be of a fixed type and the first floor bathroom window shall be permanently fitted with obscure glass with only the top hung leaded parts being openable.

Reason: To safeguard the residential amenity of the area.

