

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0250/91

Harpenden Projects Ltd
14 Ambrose Lane
Harpenden
Herts

Collett Design
17 Collett Road
HEMEL HEMPSTEAD
Herts
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land to the rear of Islay, Bunstrux, Tring,
TWO NO.DETACHED FOUR BEDROOM HOUSES

Your application for *full planning permission* dated 20.02.1991 and received on 25.02.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

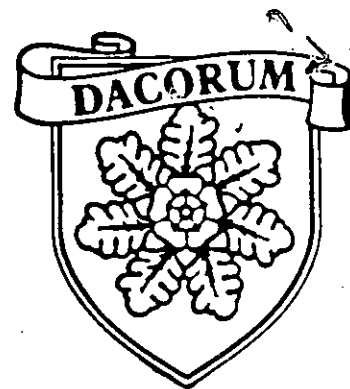
Director of Planning.

Date of Decision: 23.05.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0250/91

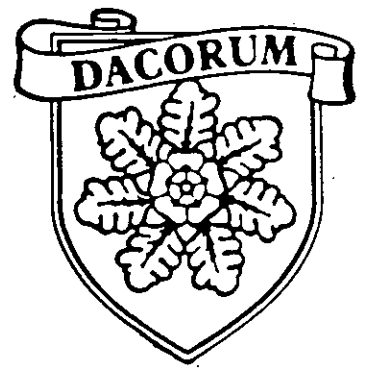
Date of Decision: 23.05.1991



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. 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. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
4. The existing hedge on the north eastern boundary of the site shall be protected during the period of construction by means of a chestnut paling fence set 1 m away from the hedge, and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
5. 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. In particular, no development shall take place until a chestnut paling fence shall have been provided set 6 m away from the base of the trees on the north-western boundary of the site, and this fence shall be retained on site until the completion of the development and shall be shown on the landscaping scheme required by this condition.
6. 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.
7. The windows on the north eastern elevation of Unit 1 and on the south western elevation of Unit 2 shall be permanently fitted with translucent glass and top hung opening only.

CONDITIONS APPLICABLE
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8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no openings formed within the north eastern flank wall of Unit 1 or the south western flank wall of Unit 2 without the express written permission of the Local Planning Authority. [Note: the relevant extract from the Town and Country Planning General Development Order 1988 is attached as an Annex.]

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highways safety.
- 4,5&6 To maintain and enhance visual amenity.
7. To preserve the amenity and privacy of the adjoining residential occupiers.
8. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.