

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0270/93

Mrs A E Irwin
11 Pancake Lane
Hemel Hempstead
Herts
HP2 4NB

Colleys Professional Services
84 Fetter Lane
London
EC4A 1EQ

DEVELOPMENT ADDRESS AND DESCRIPTION
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11 Pancake Lane, Hemel Hempstead, Herts

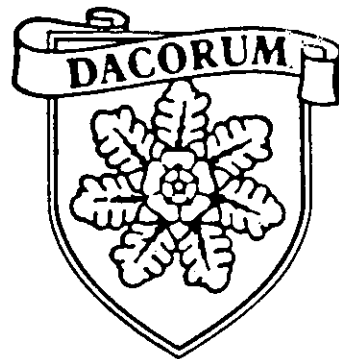
DEMOLITION OF BUNGALOW AND ERECTION OF FOUR BEDROOM HOUSE

Your application for *Outline planning permission* dated 25.02.1993 and received on 01.03.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0270/93

Date of Decision: 23.04.1993

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

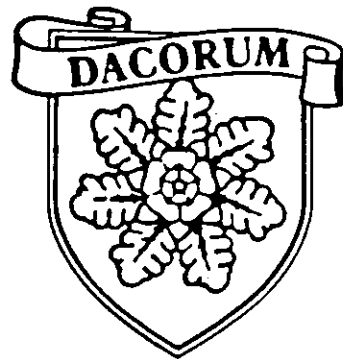
Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crowns spread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.

Reason: In the interests of safeguarding the residential and visual amenity of the locality.

4. Details submitted in connection with Condition 3 shall include all vegetation within a 3m strip shown on Drawing No. B.S./TMG/11PAN and arrangements for the protection of trees and hedging to be retained which shall include the trees and hedging coloured yellow on this drawing.

Reason: In the interests of safeguarding the residential and visual amenity of the locality given the importance of existing trees/vegetation nearby to the development, and for the avoidance of doubt.



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5. No development shall take place until a landscaping scheme has been submitted to and approved by the local planning authority showing details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

6. This planning permission only extends to the position of the dwellinghouse shown on Drawing No. B.S./TMG/11PAN so long as the details submitted in accordance with Condition 4 confirm that there will not be an adverse effect upon the vegetation within the 3m strip of land as a consequence of the position of the new unit.

Reason: In the interests of safeguarding the residential and visual amenity of the locality given the importance of existing trees/vegetation nearby to the development.

7. 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.

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

Reason: In the interests of highways safety.

9. A 2.4m x 2.4m visibility splay shall be provided to each side of the access as measured from the back edge of the footpath into the curtilage of the dwellinghouse hereby permitted.

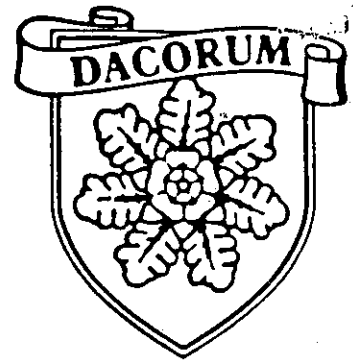
Reason: In the interests of highways safety.

10. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

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11. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 10 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto there shall be no alterations or additions to the north eastern flank wall of the dwellinghouse hereby permitted without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over future changes to this elevation in the interests of safeguarding the privacy of No. 15 Pancake Lane.

13. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development hereby permitted unless an alternative period is agreed in writing by the local planning authority.

Reason: To ensure a satisfactory development.