



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0270/94

M Hatt
72 West Common
Harpenden
Herts

C J Randall
21 West Way
Harpenden
Herts
AL5. 4RD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Church Farm House, Church Road, Little Gaddesden

CONSERVATORY AND DETACHED DOUBLE GARAGE

Your application for *full planning permission (householder)* dated 17.02.1994 and received on 25.02.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 10.05.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0270/94

Date of Decision: 10.05.1994

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. Notwithstanding the details shown on the approved plans no work shall be started on the development hereby permitted until details of the bricks to be used in the construction of the conservatory, the garage and the garden wall and of the roofing material for the garage shall have been submitted to, and approved by the local planning authority and the development shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. The brickwork of the conservatory hereby permitted shall be constructed with the same type of bonding as that of the existing building.

Reason: To ensure a satisfactory appearance.

4. The doors, casements, glazing bars, pilasters and mouldings of the conservatory hereby permitted shall be of timber construction and shall have a painted finish.

Reason: To ensure a satisfactory appearance.

5. Notwithstanding the details shown on the approved plans no work shall be started on the development hereby permitted until details of the method of construction of the proposed driveway shall have been submitted to and approved by the local planning authority and the driveway shall be constructed in accordance with the details so approved.

Reason: For the avoidance of doubt, and to ensure that the construction of the driveway does not unduly prejudice existing trees and hedgerows.

6. Within the first planting season following completion of the development hereby permitted an additional tree shall be planted in the vicinity of the existing willow shown to be retained on the approved plan. The tree shall be an Italian Alder (*alnus cordata*), or such other species as may be agreed in writing with the local planning authority, and shall be planted as a heavy standard, that is, 12 - 14 cm girth at 1 m height.

Reason: To maintain and enhance visual amenity, as the existing willow is a poor specimen and may be adversely affected by the construction of the driveway.