

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0290/96

Mr T Hancock
203 High Street Green
Hemel Hempstead
Herts

Raymond P Crosby
109 St Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land adjacent 4/6 Whitmores Wood, Hemel Hempstead, Herts

DETACHED HOUSE AND GARAGE, NEW ACCESS AND PARKING

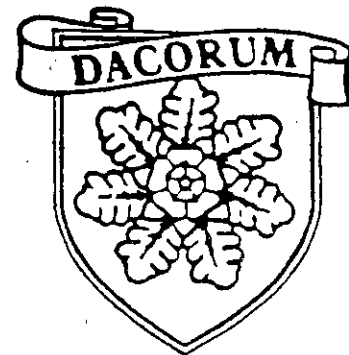
Your application for *full planning permission* dated 27.02.1996 and received on 05.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 04.04.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0290/96

Date of Decision: 04.04.1996

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) (with or without modification), there shall be no development falling within Classes A, B, C or E of Part 1, Schedule 2 of the Order without the prior written permission of the local planning authority.

Reason: In the interests of the amenity of surrounding properties and the long-term protection of preserved trees on the site.

4. The first floor bathroom window in the north-east elevation of the dwelling hereby permitted shall be permanently fitted with obscure glazing unless otherwise agreed in writing with the local planning authority.

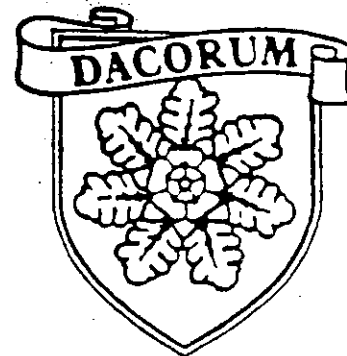
Reason: In the interests of the amenity of adjacent properties.

5. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In the interests of the protection of preserved trees and to maintain and enhance visual amenity.

Cont/





CONDITIONS APPLICABLE
TO APPLICATION: 4/0290/96

Date of Decision: 04.04.1996

6. All planting, comprised in the approved details of landscaping, shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees 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.

7. The development hereby permitted shall not be occupied until parking spaces 2 and 3 shown on Drawing No. 247/02B (4/0290/96) shall have been provided. These spaces shall thereafter remain available for use by visitors to Whitmores Wood.

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

8. The visitor parking spaces and private drive shown on Drawing No. 247/02B (4/0290/96) shall be constructed using angle iron or wood board and peg restraints in accordance with Figure 7, paragraph 11.5 of BS 5837 or using the 'no-dig' method for constructing access drives and parking in accordance with Figure 5 of AA15 Note 1996 unless otherwise agreed in writing with the local planning authority.

Reason: To reduce disturbance to tree roots during construction.

