

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



CANNON MORGAN & RHEINBERG PARTNERSHIP
38 HOLYWELL HILL
ST ALBANS
HERTS
AL1 1BU

KENSINGTON PROPERTIES (EC) LTD
C/O 13 ALEXANDRA ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00294/98/OUT

**17 GREEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3 0HT
TWO DETACHED DWELLINGS**

Your application for outline planning permission dated 18 February 1998 and received on 20 February 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 16 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00294/98/OUT

Date of Decision: 16 April 1998

1. **Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. **Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. **The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. **No work shall be started on site until detailed proposals indicating vehicle parking, access, tree protection and sectional details shall have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory development.

6. **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), no garages shall be erected.**

Reason: In the interests of residential amenity and for the avoidance of doubt.

7. **Notwithstanding the provisions of the Town and Country Planning**

and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of either dwellinghouse without the prior written approval of the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjoining properties and to protect existing vegetation.

8. The dwelling on plot 1 shall be of bungalow or chalet bungalow construction.

Reason: In the interests of residential and visual amenity.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**