

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0311/96

B W Smith
6 Brownlow Road
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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6 Brownlow Road, Berkhamsted

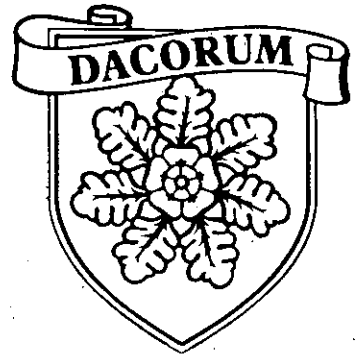
EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM AND DETACHED DOUBLE GARAGE

Your application for *full planning permission (householder)* dated 07.03.1996 and received on 08.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning

Date of Decision: 13.06.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0311/96

Date of Decision: 13.06.1996

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. No development shall take place until details of the type of foundations to be used for the garage shall have been submitted to and approved in writing by the local planning authority, and the garage shall be constructed in accordance with the approved details.

Reason: To safeguard the retention of important trees on the site.

4. 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.

Reason: To maintain and enhance visual amenity.

5. 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.