



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR N A JOHNSON
17 CRABTREE LANE
HEMEL HEMPSTEAD
HERTS
HP3 9EG

MR LANE
4 WATER LANE
KINGS LANGLEY
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00348/99/RET

ADJ 10, LANGLEY CRESCENT, KINGS LANGLEY, HERTFORDSHIRE
RETENTION OF DWELLING AND GARAGE (LAND REAR OF 5 WATFORD ROAD)

Your application for retention of development already carried out dated 26 February 1999 and received on 26 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 31 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00348/99/RET

Date of Decision: 31 March 1999

1. The landscaping scheme hereby approved shall be implemented not later than the first planting season after the occupation of the dwelling or completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenity of the area and the residential amenities of the adjacent buildings.

2. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

3. The alterations to the first floor windows, the patio and steps as shown on Drawing No. Wren/NAJ/026c/98 shall be carried out within two months of the date of this permission unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt.