



PLANNING

JOHNSON & PARTNERS
39A HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

Applicant:
GADE INVESTMENTS
39 QUEENSWAY
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00350/97/FUL
ERECTION OF 4 DWELLINGS
1-2 CLAYDALE COTTAGES, REDBOURN ROAD, HEMEL HEMPSTEAD,
HERTS, HP2 7BB

Your application for full planning permission dated 26 February 1997 and received on 7 March 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 8 May 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00350/97/FUL

Date of Decision: 8 May 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, access and circulation shown on Drawing No. 2566 02 rev B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

4. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

5. 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.

6. The first floor side window in the house numbered "1" on Drawing No 2566/02 rev B shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.