



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0367/94

J M Hayes
5 Marlin Copse
Berkhamsted
Herts
HP4 3HR

Mr.D.Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

5 Marlin Copse, Berkhamsted, Herts

SINGLE STOREY SIDE EXTENSION (AMENDED SCHEME)

Your application for *full planning permission (householder)* dated 09.03.1994 and received on 14.03.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

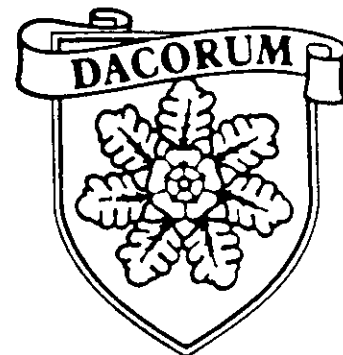
Director of Planning.

Date of Decision: 06.05.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0367/94

Date of Decision: 06.05.1994



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. The development hereby permitted shall only be used for purposes ancillary to the use of the existing property as a single family dwelling and shall not be used for separate residential purposes.

Reason: To safeguard the residential amenity of the area.

4. The oak tree located to the north east of the proposed extension shall be protected by a 1.2 m high chestnut paling fence following the limit of the crown spread of the tree, during the period of construction of the extension.

Reason: To safeguard the oak tree which is subject to a tree preservation order.

5. The foundations of the proposed extension shall be pad and beam type on the north side in accordance with the details shown on plans 4/0367/94.

Reason: To safeguard the oak tree which is subject to a tree preservation order.

6. 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.

7. 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.