



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0368/96

Mr & Mrs R A Gardner
Old Hall Farm
Gill Hill
Markyate
Herts
AL3 8AR

Clarke & Whalen
69b High Street
Harpenden
Herts
AL5 2SL

DEVELOPMENT ADDRESS AND DESCRIPTION
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Old Hall Farm, Gill Hill, Markyate

DETACHED TRIPLE GARAGE AND CARPORT

Your application for *full planning permission (householder)* dated 21.03.1996 and received on 22.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.06.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0368/96

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 garage and car port hereby permitted shall be constructed in materials as shown on Plan No. 4/0368/96FH, Drawing No. 4394/01, or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. Whilst construction works are taking place on the site, all existing trees and shrubs shall be protected at all times by fencing in accordance with a scheme which shall be submitted to and approved by the local planning authority before work starts on site. None of the land within the area of the protective fencing shall be used for the storage of goods, materials or rubbish connected with the development.

Reason: To maintain and enhance visual amenity.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of replanting replacement trees for those removed as a result of this development.

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.

6. The garages and car ports hereby permitted shall be used only for purposes which are ancillary to the residential occupation of the buildings within the curtilage of the site and for no other purposes.

Reason: To ensure a satisfactory development.