



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0374/93

R J Hughes
11 High Street
Tring
Herts

Lardi Cox And Partners
Maylands House,
Maylands Avenue,
Hemel Hempstead,
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Broadwater, Dagnall Road, Great Gaddesden, Herts.

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 12.03.1993 and received on 16.03.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet.

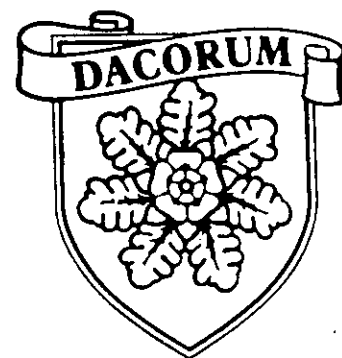
Director of Planning.

Date of Decision: 03.06.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0374/93

Date of Decision: 03.06.1993



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 development hereby permitted shall be constructed in the materials specified on Drawing Nos. B1652/04 Rev A and B1652/05 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

4. 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.

5. The existing trees on the site shown on Drawing No. B1652/03 Rev A to be retained shall be protected before work starts on site by the erection of a 1.2 m high chestnut pale fence at the outer limits of the tree canopies, or by means of such alternative protection as shall first have been agreed in writing by the local planning authority. The protective fencing shall be retained for the duration of the development, and no protected trees shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.