

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0375/93

T Allum
Three Gables
7 Queens Street
Pitstone
BEDS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Miswell Orchard, Miswell Lane, Tring, Herts

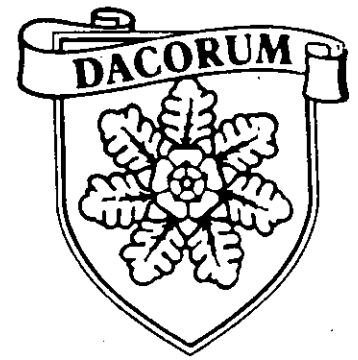
ERECTION OF FOUR DETACHED DWELLINGS AND FORMATION OF FOUR ACCESSES.

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

Director of Planning.

Date of Decision: 03.06.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0375/93

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. No work shall be started on Plots 1 and 2 until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

- No 3. Development on Plots 1 and 2 shall not begin until details of a 1.8 m wide footway, to adoptable standards, to the north-east of the dashed line on Plan No. 4/0357/93 shall have been submitted to and approved by the local planning authority, and none of the dwellings hereby permitted shall be occupied until the footway has been constructed in accordance with the approved details.

Reason: To ensure a satisfactory development.

- ✓ 4. Development on Plots 1 and 2 shall not begin until details of independent access drives and turning heads to each of the dwellings shall have been submitted to and approved by the local planning authority, and none of the dwellings hereby permitted shall be occupied until the access drives and turning heads have been constructed in accordance with the approved details.

Reason: To ensure a satisfactory development.

5. No development shall take place on Plots 1 and 2 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0375/93 - Continued

Date of Decision: 03.06.1993

6. 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.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no structure or erection placed to the north-east of the line coloured green on Plan No. 4/0375/93.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

8. The first floor windows to the south-east elevation of the dwelling in Plot 1 and the north-west elevation of the dwelling in Plot 4 as shown on Plan No. 4/0375/93 shall be of a non-opening type and shall be fitted with obscure glass. These windows shall not thereafter be altered except with the express permission in writing of the local planning authority.

Reason: In the interests of amenity.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.