

# Dacorum Borough Council Planning Department

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BEDS  
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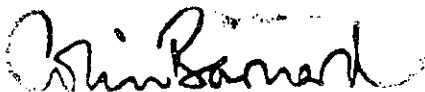
TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00503/00/FUL

BIRCHIN GROVE, PEPSAL END LANE, PEPPERSTOCK, MARKYATE, HERTS,  
HP2

CHANGE OF EXISTING PLANNING PERMISSION FOR AN ALTERNATIVE AND  
SIMILAR DEVELOPMENT (RESIDENTIAL)

Your application for full planning permission dated 19 January 2000 and received on  
16 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 13 June 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00503/00/FUL**

Date of Decision: 13 June 2000

**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. 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 in accordance with such approved details before the dwelling is occupied or, in the case of planting, in the next planting season following completion of the dwelling.**

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

**4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E and F.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

5. The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

Ref No.	Development	Date of Permission
4/1327/97FUL	Relocation of mobile home site - Birch Grove Pepsal End Lane Pepperstock	6 November 1997
4/02004/98/FUL	Replacement of mobile home with permanent dwelling - land at Birch Grove Pepsal End Lane Pepperstock	23 July 1999

No part of any of the developments referred to in these permissions shall be carried out if any part of the development hereby permitted has been implemented.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan, and for the avoidance of doubt.

6. Prior to the first occupation of the dwelling hereby permitted the existing mobile home marked "D" on the approved Drawing No. PCA/PJ/982 shall be removed; and the land shall not thereafter be used for the purposes of the stationing of a residential mobile home.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan, and for the avoidance of doubt.

7. The extent of the residential curtilage of the dwelling hereby approved is that area outlined in red on the 1:500 scale plan entitled "Siting of Dwelling" on approved Drawing No. PCA/PJ/982.

Reason: In the interests of clarity and the avoidance of doubt.