

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0515/93

Mr & Mrs D Frost
17 Swithland Avenue
Leicester

Jonathon Smith & Partners
31 Lower Brown Street
Leicester

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

r/o 8a High Street, Markyate, Herts

ERECTION OF A DETACHED DWELLING

Your application for *full planning permission* dated 17.03.1993 and received on 07.04.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

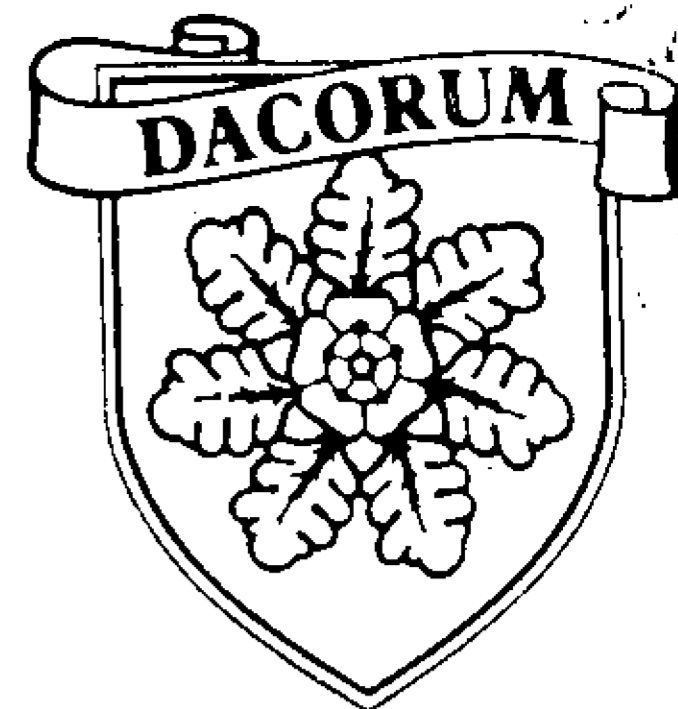
Director of Planning.

Date of Decision: 12.08.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0515/93

Date of Decision: 12.08.1993



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 the development hereby permitted 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.

3. Notwithstanding the details shown on the submitted plans the roof shall be constructed of plain clay tiles in accordance with samples to be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure a satisfactory appearance.

4. 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.

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.

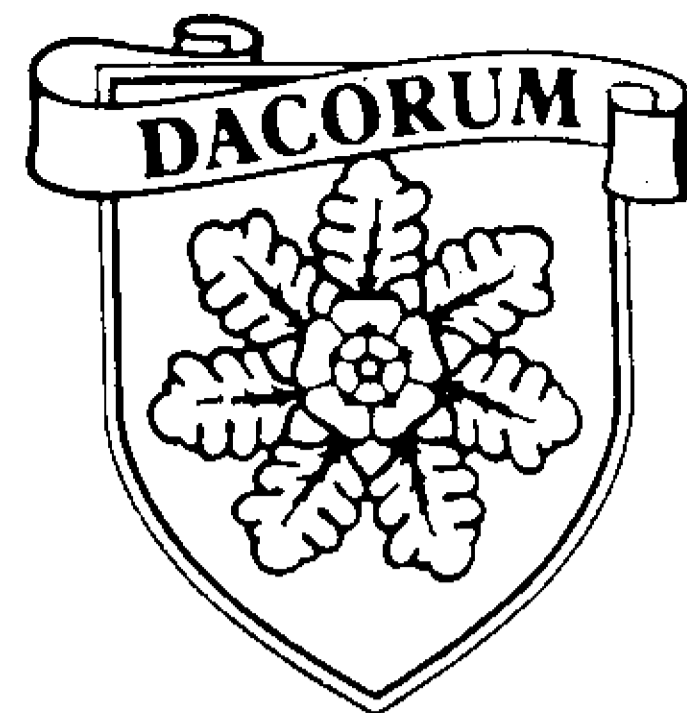
Reason: To maintain and enhance visual amenity.

6. Before the bungalow is first occupied a 2 m brick wall shall be constructed in the position shown on plan No. 8723732A and this wall shall be retained at all times while the dwelling is occupied.

Reason: To prevent overlooking of adjacent properties.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0515/93

Date of Decision: 12.08.1993



7. 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 retain control over further development in the interests of residential and visual amenity.

8. There shall be no development within Classes B, C and E of Part 1 of Schedule 2 of the Town and Country Planning General Development Order 1988 or any amendments thereto without the express written permission of the local planning authority.

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

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no additional windows, doors or other openings shall be constructed without the express written permission of the local planning authority.

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