



# PLANNING

MR N J JOYCE  
ONE WEST LODGE  
PARK ROAD  
TRING  
HERTS

Applicant:  
MS L M KEEN  
DANELL  
POTTEN END HILL  
WATER END  
HEMEL HEMPSTEAD HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00544/97/FHA**  
**TWO STOREY SIDE EXTENSION AND DETACHED DOUBLE GARAGE**  
**(REVISED SCHEME)**  
**DANELL, POTTEN END HILL, WATER END, HEMEL HEMPSTEAD, HERTS, HP1**  
**3BN**

Your application for full planning permission (householder) dated 9 April 1997 and received on 10 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts  
HP1 1HH

Date of Decision: 16 May 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00544/97/FHA**

Date of Decision: 16 May 1997

**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. The materials to be used in the construction of the external surfaces of the extension and garage hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. The trees shown for retention on the approved site plan of Drawing No. NJJ/95/474/05A shall be protected during the whole period of site excavation and construction by the erection and retention of fencing around the root areas of the trees.**

Reason: In order to ensure that damage does not occur to the trees by soil compaction from construction traffic.

**4. No materials, plant, soil or spoil shall be stored underneath the canopy or within the protected fenced area of any tree on the site which is shown for retention on the approved site plan on Drawing No. NJJ/95/474/05A.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**5. Any roots of the Oak tree that are severed during construction shall be cut clean with a hand saw and any that are exposed shall be covered by wet hessian and backfilled with topsoil.**

Reason: To maintain the health and satisfactory appearance of the tree.

**6. There shall be no excavation of topsoil around the trees and the driveway construction shall be finished in a permeable and non-compactable material such as sand with gravel on top.**

Reason: In order to ensure that damage does not occur to trees during construction of the driveway.