



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0549/96

Mr & Mrs P Vallis
c/o White Associates
4 Kingsend, Ruislip
Middlesex
HA4 7DA

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DEVELOPMENT ADDRESS AND DESCRIPTION
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"Shendish Park", Shendish, London Road, Hemel Hempstead

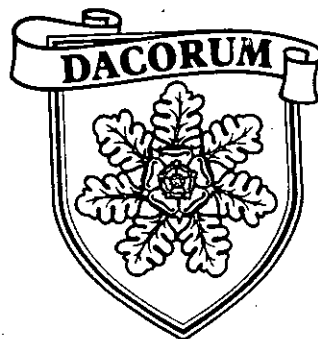
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF REPLACEMENT HOUSE

Your application for *full planning permission* dated 26.04.1996 and received on 29.04.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 02.08.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0549/96

Date of Decision: 02.08.1996

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 of the following materials:

- (a) Plinth: bricks
- (b) Ground floor walls: flint panels and bricks as coloured yellow and red respectively on Drawing Nos. 3 (REV C) 3 (REV D) and 4 (REV C).
- (c) Tile hanging to main gables and all dormer cheeks
- (d) Roof: grey slates with ridge tiles
- (e) Windows, frames and doors: dark stained
- (f) Chimney: bricks

Reason: (a) In the interests of the visual amenity of the locality.

(b) For the avoidance of doubt.

3. No works shall be started on the development hereby permitted until samples of (a) (b) (c) (d) and (f) as referred by Condition 2 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 and thereafter there shall be no variation unless otherwise agreed in writing by the local planning authority.

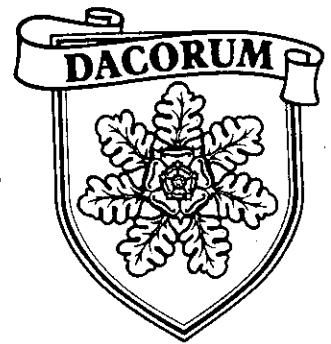
Reason: (a) In the interests of the visual amenity of the locality.

(b) For the avoidance of doubt.

4. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension, addition or alteration to the dwellinghouse hereby permitted and no building or other structure erected within the area edged red on Drawing Nos. 95053 (Scale 1:2500) without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development due to the location of the site within the Green Belt for the avoidance of doubt.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0549/96 (Cont..)

Date of Decision: 02.08.1996

5. The residential curtilage of the dwellinghouse only relates to the area edged red on Drawing No. 95033:6 (Scale 1:2500).

Reason: This relates to the curtilage associated with the original building which is to be replaced.

6. 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.

7. 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.