



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0554/91

Colin White Construction
Cecil House
St. Andrews Street
Hertford

Collett Design
17 Collett road
HEMEL HEMPSTEAD
Herts
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj: 10 Newground Road, Aldbury,
ONE 3 BEDROOM DETACHED DWELLING "

Your application for *full planning permission* dated 23.04.1991 and received on 24.04.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Colin Barnard

Director of Planning.

Date of Decision: 13.06.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0554/91

Date of Decision: 13.06.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The development hereby permitted shall be constructed in farmhouse brown Steetley clay plain tiles and Severn Valley Red ATR stock bricks or such other materials as may be agreed in writing with the local planning authority.
3. 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.
4. 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.
5. The landscaping details referred to in Condition 3 shall make provision for the retention and/or planting of a hedge along the south east boundary of the site and the hedge shall be so tended as to grow to a height of 1200 mm above the level of the adjacent carriageway.
6. The development shall not be brought into use until the proposed access has been constructed and the verge has been reinstated to the current specification of Hertfordshire County Council and the satisfaction of the local planning authority.
7. Visibility splays of 2.4 m x 9 m shall be provided and permanently maintained in a south-west direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.
8. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided within the curtilage of the site.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0554/91

Date of Decision: 13.06.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3,4&5 To maintain and enhance visual amenity.
- 6,7&8. In the interests of highways safety.