

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0556/96

Mr P MacGregor
30 Pancake Lane
Hemel Hempstead
Herts

Mr A Stocker
Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

69b Langley Hill, Kings Langley, Herts

CONVERSION OF FOUR FLATS TO ONE HOUSE AND ERECTION OF TWO DWELLINGS

Your application for *full planning permission* dated 01.05.1996 and received on 30.04.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

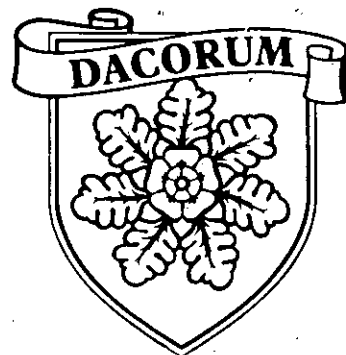
Director of Planning

Date of Decision: 20.06.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0556/96

Date of Decision: 20.06.1996



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. 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. No work shall be started on the development hereby permitted until details of the materials to be used to form the bin store, driveway, hardstanding for four cars in front of 69b Langley Hill and all new boundary walls and fences shown on Drawing Nos. 266/12 Rev C & 266/13 Rev B (4/0556/96FL) shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details as so approved.

Reason: In the interests of preserving the character and appearance of the building. 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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0556/96 (Cont...)

Date of Decision: 20.06.1996

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on Drawing Nos 266/12 C & 266/13 Rev B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. 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) there shall be no development within Classes A, B, C, D, E, F, G or H of Part 1 or Class A of Part 2 of Schedule 2 to the Order, without the prior written consent of the local planning authority.

Reason: In the interests of preserving the character and setting of 69b Langley Hill, a Grade II Listed Building, and maintaining the amenity of adjoining residents.

8. The first floor bathroom windows in the rear elevations of houses "A" and "B" hereby permitted shall be permanently fitted with obscure glazing unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of maintaining the amenity of adjoining residents.

9. Prior to the occupation of any part of the development hereby permitted the boundary walls and fences shown on Drawing Nos. 266/12 Rev C & 266/13 Rev B (L.A. Ref. 4/0556/96FL) shall have been provided.

Reason: To ensure a satisfactory development.

10. The double garage doors shall be constructed of vertically boarded while painted timber unless otherwise agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.