

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TECHNICAL DESIGN PARTNERSHIP
153-155 LONDON ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9SQ

BEECHWOOD HOMES LTD
BEECHWOOD HOUSE
WYLLYOTTS CLOSE
POTTERS BAR
EN6 2HH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00591/00/FUL

ADJ. SAYLES, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS
ONE DETACHED HOUSE (PLOT 2)

Your application for full planning permission dated 28 March 2000 and received on 28 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read "Colin Barnett".

Director of Planning

Date of Decision: 11 May 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00591/00/FUL

Date of Decision: 11 May 2000

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual appearance of the immediate area.

5. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 1054 74.

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

6. 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) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E and F.

Reason: In order that the local planning authority can control future development on the site.

7. The erection of fencing, as shown on Drawing No 1054 74, for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8. The driveway shall be formed using a "no dig" construction.

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