

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0664/93

D B Rees (Builders) Ltd  
62a Balfour House  
62a Station Road  
Kings Langley  
Herts

Aitchisons  
154 High Street  
Berkhamsted  
Herts  
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

Friendless Lane Plots 7 & 8, Flamstead,  
TWO DWELLINGS (MODIFIED SCHEME)

Your application for *full planning permission* dated 22.04.1993 and received on 10.05.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

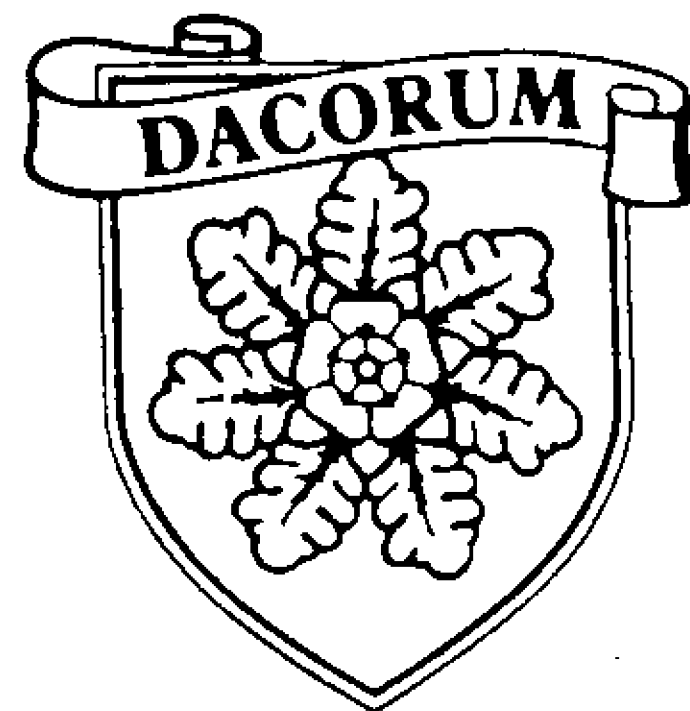
Director of Planning.

Date of Decision: 02.07.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0664/93

Date of Decision: 02.07.1993



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. All external facing brickwork of the dwellings and garage hereby permitted shall be constructed in yellow second-hand stock bricks (as previously approved by the Council under reference 4/1374/92) or such other bricks as may be approved in writing by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory appearance.

3. All tiling, including roof tiling to the dwellings and garage hereby approved, shall be constructed using Sandtoft grey plain tiles (as previously approved by the Council under reference 4/1583/89) or such other tiles as may be approved in writing by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory appearance.

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.

Reason: To maintain and enhance visual amenity.

5. The development shall not be brought into use until the proposed accesses have been constructed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highways safety.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.