

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0711/96

Misses J & M Burgin  
Pantile Farm  
Middle Lane  
Bovingdon  
Herts

Sandra Oxley  
The Plan Shop  
232 St Johns Road  
Hemel Hempstead  
Herts  
HP1 1QQ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Hollycot, Hogpits Bottom, Flaunden

REPLACEMENT DWELLING (AMENDED SCHEME)

Your application for *full planning permission* dated 17.05.1996 and received on 31.05.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 23.07.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0711/96

Date of Decision: 23.07.1996



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 dwellinghouse and detached garage hereby permitted shall be constructed of Redland Dark Brindle plain tiles (No. 86, crosscamber, Redland Catalogue September 1991 ref (1/SFB/-/[47]/Ng-1) and with the exception of the dark stained timber boarding shown in green on Drawing No.S067/4A, the walls and chimney of the dwellinghouse and garage shall be constructed of Redland Wealden Stock (Redland Catalogue November 1981 pg 226) unless alternative details are otherwise agreed in writing by the local planning authority, and once constructed there shall be no change to the approved materials.

Reasons:

- (a) The use of these materials will ensure that the replacement dwellinghouse and garage are assimilated within the rural street scene.
- (b) Reason: For the avoidance of doubt.

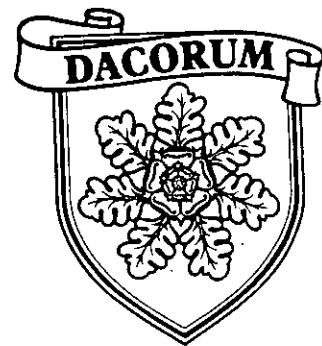
3. The planting of the holly and hawthorn hedge along the entire length of boundary hatched brown on Drawing No. S067/6 shall be carried out in the first planting season following the completion of the dwellinghouse hereby permitted and this hedge shall be planted in a double staggered row with 0.5 m spacing, at an initial planting height which shall first have been agreed in writing by the local planning authority.

Reason: In the interests of ensuring that the replacement dwellinghouse and its associated garden, as edged red on Drawing No. S067/6 are assimilated within the rural street scene. The hedge will physically separate the garden of the dwellinghouse from the area edged blue on Drawing No. S067/6 which is not part of the garden of the replacement dwellinghouse.

4. The two trees shown by blue circles and existing vegetation along the boundary marked in yellow on Drawing No. S067/6 shall be permanently retained and before construction work commences details shall be submitted to and approved by the local planning authority showing measures to be used for the protection of this existing vegetation for the whole period of construction.

Reason: The existing trees and vegetation identified by yellow on Drawing No. S067/6 make an essential contribution to the rural street scene. It is necessary to retain this vegetation in the interests of maintaining the existing visual quality of the rural street scene.

Continued....



CONDITIONS APPLICABLE  
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5. The garage, parking and turning areas shown on Drawing No. S067/6 shall be provided before the dwellinghouse hereby permitted is first occupied and thereafter they shall only be used for the approved purposes

Reasons:

- (a) To ensure that there is adequate off-street parking to serve the replacement dwellinghouse.
- (b) To ensure that vehicles may enter and leave the site in forward gear.

6. The new vehicular access shown on Drawing No. S067/6 shall be provided before the dwellinghouse hereby permitted is first occupied

Reason: In the interests of highways safety.

7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

8. The only vehicular access to be used to serve the replacement dwellinghouse shall be that shown on Drawing No. S067/6.

Reason: For the avoidance of doubt, in the interests of highway safety and in the interests of safeguarding the appearance of the rural street scene.

9. The existing dwellinghouse on the site shall be demolished and the materials removed within 56 days of the first occupation of the dwellinghouse hereby permitted.

Reason: The dwellinghouse hereby permitted is a replacement for the existing and this permission granted is only on the basis that the existing dwellinghouse is demolished.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (Schedule 2 Part 1 Classes A, B, C, E, F and Part 2 Classes A and B) there shall be no development carried out under these Classes within the area edged red as shown on Drawing No. S067/6 without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over future development within the residential curtilage of the replacement dwellinghouse, in the interests of safeguarding the Metropolitan Green Belt, protecting the rural appearance of the locality and the residential amenity of "Villa Tora".

Continued....



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11. The residential curtilage of the replacement dwellinghouse hereby permitted only relates to the area edged red on Drawing No. S067/6.

Reason: To protect the openness of the Green Belt.

12. The first floor bathroom and en-suite windows shall be permanently fitted with obscure glass.

Reason: To safeguard permanently the residential amenity of "Villa Tora" and the replacement dwellinghouse.

13. The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 4.5.94 for Replacement Dwelling at Hollycot, Hogpits Bottom, Flaunden, Bottom, (Ref:4/0087/94.) is at any time implemented.

Reason: For the avoidance of doubt.

14. The finished floor levels shall be 101.00 m unless otherwise agreed in writing by the local planning authority.

Reason:

(a) In the interests of the appearance of the development within the rural street scene.

(b) For the avoidance of doubt.