



PLANNING

Agent:

COINSHIELD DESIGN LTD
48 REGINALD STREET
LUTON
BEDS
LU2 7QZ

Applicant:

E W TOMBLIN AND SONS LTD
VER HOUSE
LONDON ROAD
MARKYATE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00758/97/FUL
ERECTION OF DETACHED HOUSE AND GARAGE
15A, PICKFORD ROAD, MARKYATE, ST. ALBANS, HERTS, AL3

Your application for full planning permission dated 15 May 1997 and received on 16 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 11 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00758/97/FUL

Date of Decision: 11 August 1997

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. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. Details shall include numbers, species and location of all new trees, shrubs and hedgerows. These works shall be carried out in accordance with the approved scheme.

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

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. 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 character of the immediate area.

5. 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, F, G.
Part 2 Classes A, B.**

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

CONDITIONS APPLICABLE TO APPLICATION: 4/00758/97/FUL

Date of Decision: 11 August 1997

6. The development hereby permitted shall not be occupied until the turning space shown on Drawing No.1618/2 shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear.

7. Sight lines of 2.4mx 70m shall be provided to the north east within which there shall be no obstruction to visibility between 600 mm and 2m above carriageway level.

Reason: In the interests of highways safety.

8. The development hereby permitted shall not be occupied until the proposed crossover has been constructed to the current specification of Hertfordshire County Council and the Local Planning Authority's satisfaction.

Reason: In the interests of highways safety.