



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0796/96

Mr and Mrs A Vincent
Ragged Hall
Gaddesden Row
Hemel Hempstead, Herts
HP2 6HJ

Gulvin and Marsh Architects
92 High Street
Bridge
Canterbury, Kent
CT4 5LB

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ragged Hall, Gaddesden Row, Hemel Hempstead

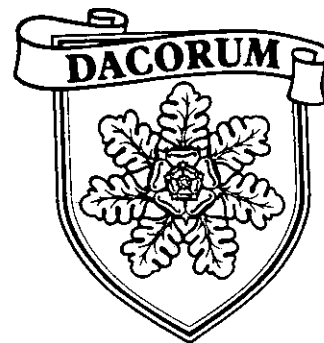
DEMOLITION OF EXISTING GARAGES, ERECTION OF REPLACEMENT GARAGES, COVERED WALKWAY
AND EXTENSION OF DRIVEWAY

Your application for *full planning permission (householder)* dated 14.06.1996 and
received on 19.06.1996 has been **GRANTED**, subject to any conditions set out on
the attached sheet(s).

Director of Planning

Date of Decision: 16.08.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0796/96

Date of Decision: 16.08.1996

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 samples 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 roof lights, windows and doors shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the details so approved.

Reason: To ensure a satisfactory appearance.

4. The development hereby permitted shall not be used otherwise than for purposes incidental to the enjoyment of Ragged Hall, Gaddesden Row, as a dwellinghouse and in particular shall not be used for any form of residential accommodation.

Reason: To safeguard the residential amenity of the area.

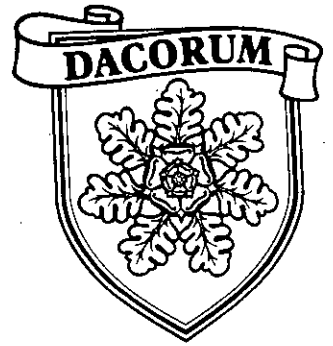
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in 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.

6. 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.

/Continued.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0796/96

Date of Decision: 16.08.1996

7. The extended driveway shall be constructed with a gravel finish to match the existing driveway.

Reason: To ensure a satisfactory appearance.