



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0801/96

Mrs Thompson
11 Ashridge Close
Bovingdon
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts
HP1 1SA

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Cottage, Chapel Croft, Chipperfield

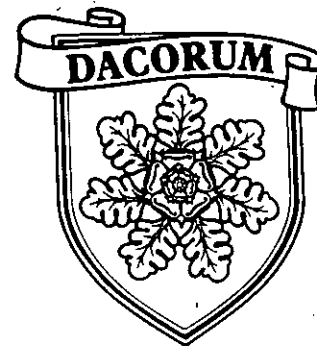
VEHICULAR ACCESS

Your application for *full planning permission* dated 19.06.1996 and received on 20.06.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 15.08.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0801/96

Date of Decision: 15.08.1996

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. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

3. The parking area hereby approved shall be surfaced with gravel unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of preserving the appearance of the conservation area.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the area coloured green on Drawing no. 9638/2 LA Ref 4/0801/96FL which shall include details of numbers, species and proposed planting location of all new shrubs and hedge plants.

Reason: To maintain and enhance visual amenity and in the interests of preserving the appearance of the conservation area.

5. All planting comprised in the approved details of landscaping, shall be carried out in the first planting 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.

6. The replacement hedge shall be maintained at height not exceeding 800 mm above ground level.

Reason: In the interests of highways safety.