



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MRS D LANSBURY  
108 RUCKLERS LANE  
KINGS LANGLEY  
HERTS  
WD4 8AY

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00805/98/FUL

SCATTERDELLS, RUCKLERS LANE, KINGS LANGLEY, HERTFORDSHIRE, WD4  
9NB  
MANEGE, STABLES AND STORAGE BARN

Your application for full planning permission dated 05 May 1998 and received on 06 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 03 September 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00805/98/FUL**

Date of Decision: 03 September 1998

**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 and these works shall be carried out as approved.**

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

**4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.**

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

**5. 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.

**6. No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed with the approved slab levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

**7. The stables hereby permitted shall not be used for any business or commercial use.**

Reason: For the avoidance of doubt and to safeguard the rural character of the area.

**8. No burning of the dung heap, faecal matter, soiled straw or other bedding material shall take place within the application site.**

Reason: In the interests of the residential amenities of the occupants of nearby dwellings.

**9. No development shall take place until details of the location of the storage of waste on the site has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: In the interest of the amenity of the area.

**10. There shall be no exterior lighting installed on the site.**

Reason: In the interests of visual amenity.