

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0914/94

Crownland Builders Ltd
Hanburys
Shootersway
Berkhamsted
Herts

Mr A E King
Osborne Lodge
Wick Road
Wigginton
Tring

DEVELOPMENT ADDRESS AND DESCRIPTION

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13A Chapel Street, Tring, Herts

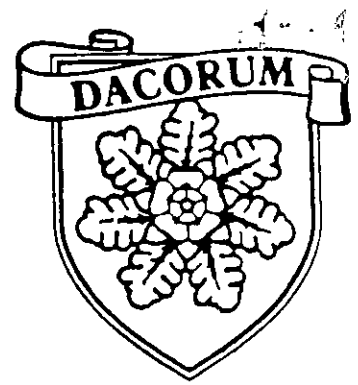
REBUILDING, ALTERATIONS AND CHANGE OF USE TO DWELLING

Your application for *full planning permission* dated 07.07.1994 and received on 08.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 01.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0914/94

Date of Decision: 01.09.1994

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. All windows and doors to the dwelling hereby permitted shall be timber and shall have a painted finish.

Reason: To ensure a satisfactory appearance.

4. 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.

5. 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.

6. Notwithstanding the details specified on the approved plan no work shall be started on the development hereby permitted until details of the ground surfacing materials for the access drive shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0914/94 (continued)

Date of Decision: 01.09.1994



7. Notwithstanding the details shown on the approved plan the chimney coloured yellow, shall have a maximum height of 1400 mm and shall be constructed in accordance with details which shall first have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

8. 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.

9. The gradient of the driveway shall not exceed 1:10.

Reason: In the interests of highways safety.

10. A 1.6 x 2.0 metre visibility splay shall be provided on the south west side of the access, prior to the first occupation of the dwelling hereby permitted, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

11. The brick and flint boundary walls coloured orange on the approved plan shall be constructed in accordance with the plan prior to the first occupation of the dwelling hereby permitted.

Reason: To ensure a satisfactory appearance.

12. Notwithstanding the provisions of the Town and Country planning General Development Order 1988 (as amended) no development falling within Class A, B, C, D, E or F of that order shall be carried out without the prior written approval of the local planning authority.

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