

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0916/94

Chipperfield Land Company Ltd
Chipperfield
Kings Langley
Herts
WD4 9EB

Lardi Cox and Partners
Maylands House
Maylands Avenue
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land Adj Paddock Cottage, Chapel End Lane, Wilstone

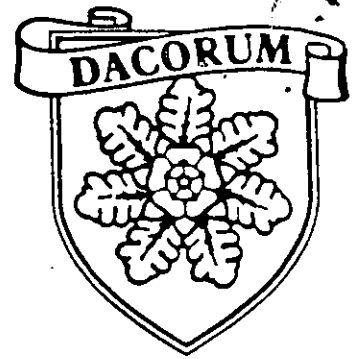
ERECTION OF TEN DWELLINGS, FORMATION OF ACCESS ROAD AND PARKING (RESUBMISSION)

Your application for *full planning permission* dated 30.06.1994 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: 30.09.1994

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/0916/94

Date of Decision: 30.09.1994

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. Notwithstanding the details shown on Drawing Nos. C1781A/102 - 6 and specified on the accompanying schedule of materials, no work shall be started on the development hereby permitted with samples of the facing brickwork, detail brickwork and roofing materials and external joinery treatment for each dwelling and garage 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.

3. 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.

4. Details submitted pursuant to Condition 3 shall include proposals for the erection of protective fencing around those trees which are to be retained, such fencing to comply with the recommendations of British Standard 5837: 1991.

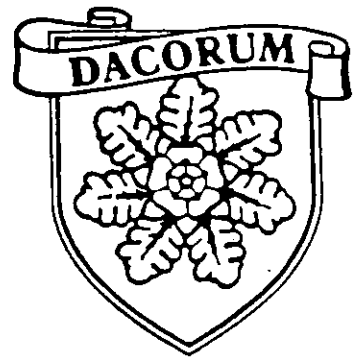
Reason: To safeguard the trees on the site which make a significant contribution to the character and amenity of the area.

5. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

[Note: The applicant is advised to contact the Hertfordshire Archaeological Trust to prepare a suitable scheme].

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

Cont'd



CONDITIONS APPLICABLE
TO APPLICATION: 4/0916/94

Date of Decision: 30.09.1994

6. No development shall take place on the site until the materials from the backfilled gravel pit and the chicken carcass fill shall have been excavated and removed from the site.

Reason: In the interests of health, safety and residential amenity.

7. No work shall be commence on the construction of any dwelling hereby approved until the site access shall have been constructed and the alterations to the highway in Chapel End Lane carried out in accordance with Drawing Nos. C1781A, SKH01 and C1781A/101.

Reason: In the interests of highways safety.

8. 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.

9. No dwelling shall be occupied until the arrangements for vehicle parking for that dwelling, including the spaces for visitor parking, shall have been provided in accordance with the approved plans.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

10. The garages hereby permitted shall not be used other than for the parking of vehicles ancillary to the residential occupation of the dwellings.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) no development falling within Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 to 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.