

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0922/96

R How and Sons Ltd
Hudnall Common
Little Gaddesden
Herts

Mr A King
Folly Bridge House
Bulbourne
Tring, Herts
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R How and Sons Ltd and Herkomer, Hudnall Common, Little Gaddesden

DEMOLITION OF EXISTING BUILDING, CONSTRUCTION OF THREE DETACHED DWELLINGS AND
REFURBISHMENT OF EXISTING HOUSE (OUTLINE)

Your application for *outline planning permission* dated 17.07.1996 and received on
13.07.1996 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning

Date of Decision: 05.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0922/96

Date of Decision: 05.02.1997

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. Details submitted in accordance with Condition 1 shall be based on the layout illustrated on drawing No. HC100A Revision D (dated January 1997) and shall include:

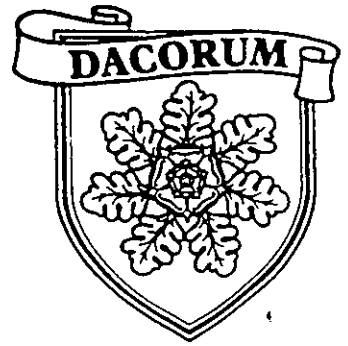
- (a) samples of the materials to be used for the external surfaces of the buildings and the extensions to the existing dwelling;
- (b) the position, design and materials for any boundary walls or fences;
- (c) arrangements for vehicle parking, passing bay and turning area.

Reason: To ensure a satisfactory appearance to the development, to ensure the provision of adequate parking and turning facilities and to safeguard the visual character of the immediate area.

5. 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. These details shall include vehicle and pedestrian access and circulation areas.

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

/Continued



CONDITIONS APPLICABLE
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6. Soft landscape works shall include schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

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

7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in the first planting and seeding season following the completion of the development, whichever is the sooner. Any trees, hedges or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season by the developers, or their successors in title, with others of a similar size and species, unless the local planning authority gives consent to any variation. For the purposes of this condition a planting season commences on 1 October in any year and ends on 31 March in the next following year.

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

8. The trees shown for retention on the approved Plan No. HC100A Revision D shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 m high chestnut paling fence on firm stake supports, not more than 3 m apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

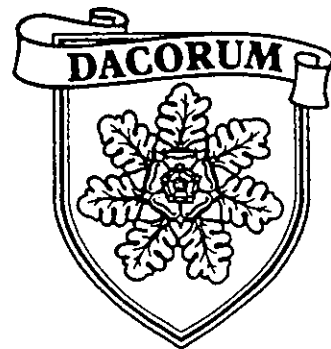
9. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Plan No. HC100A Revision D.

Reason: In order to ensure that damage does not occur to the trees during building operations.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, the passing bay and turning area submitted pursuant to Condition 4 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and to ensure that vehicles may enter and leave the site in forward gear.

/Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0922/96

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11. No development shall take place within the development site until the applicant, or their agents or successors in title, 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 in writing by the local planning authority.

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

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and shall not be converted or adapted to form living accommodation.

Reason: To ensure the satisfactory provision of vehicle parking facilities within the site and to preclude the requirement for further garage buildings in an area of development restraint.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

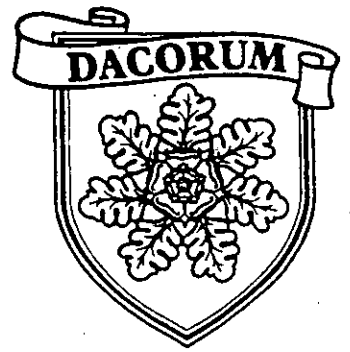
Schedule 2

Part 1 Classes A, B and G
Part 2 Class A.

Reason: To enable the local planning authority to retain control over future development in the interest of residential and visual amenity.

14. The existing buildings shown coloured green on Drawing No. HC100A Revision D shall be demolished and the materials removed prior to the first occupation of any of the three new dwellings hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.



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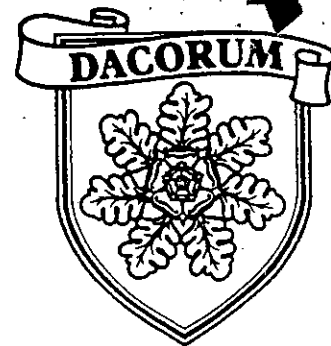
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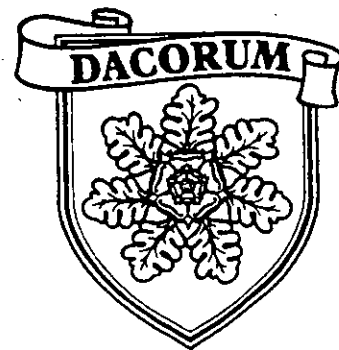
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