

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0958/95

Mr S Korklin  
46 Ridgeway  
Stanmore  
Middx  
HA7 4BD

V T Design  
12 The Park  
Redbourn  
Herts  
AL3 7LR

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Justa Farm, Little Heath Lane, Potten End

CONVERSION OF SINGLE STOREY OUTBUILDING TO DWELLING (REVISED SCHEME)

Your application for *full planning permission* dated 24.07.1995 and received on 24.07.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

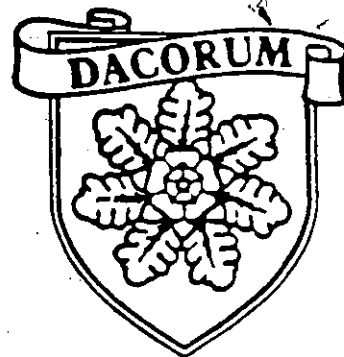
Date of Decision: 15.09.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0958/95

Date of Decision: 15.09.1995



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 commence on the development hereby permitted until samples of all materials to be used externally in the construction of the development, including ground surfacing materials, shall have been submitted to and approved by the local planning authority and the development shall be constructed using the materials 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. 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.

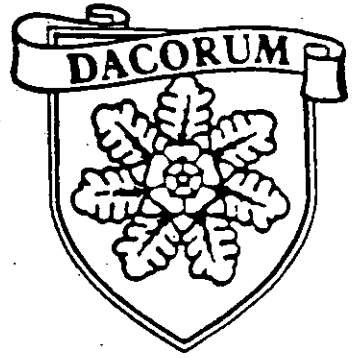
Reason: To maintain and enhance visual amenity.

5. No work shall commence on the development hereby permitted until details of the treatment of the southern side boundary 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.

/cont...





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0958/95 (contd...)

Date of Decision: 15.09.1995

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amendment thereto, no developing falling within any class of Part 1 of Schedule 2 to that order shall be carried out without the prior written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over further development in the interest of residential amenity and safeguarding the appearance of the area.

7. The garage coloured green on Drawing No 95-52-2 shall be provided prior to the first occupation of the dwelling hereby permitted and shall be retained at all times for the parking of vehicles.

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

