



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0972/96

Mr S Berg
32 Betjeman Way
Hemel Hempstead
Herts

Mr A P Whiteley
Bramble Cottage
Valley Road
Studham
Nr Dunstable
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 11 Bargrove Avenue, Hemel Hempstead

ERECTION OF NEW DETACHED DWELLING

Your application for *full planning permission* dated 24.07.1996 and received on 06.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

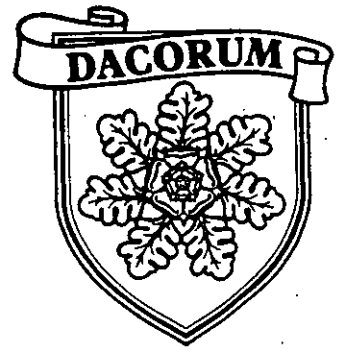
Director of Planning

Date of Decision: 29.11.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0972/96

Date of Decision: 29.11.1996



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 the roof tiles and bricks to be used for sections of wall shown on Drawing No. SB/9610/05 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class C) (or any Order revoking and re-enacting that Order with or without modification) the roughcast rendered sections of the external walls shown on Drawing No. SB/9610/05 shall not be subject to painting unless agreed by the local planning authority.

Reason: In order that the local planning authority may retain control over the painting of the dwellinghouse in the interests of visual amenity of the area.

4. Prior to the commencement of the erection of the dwellinghouse hereby permitted, the turning, parking and access road within the areas hatched brown on Drawing No. SB/0796/92 shall be provided, and thereafter the turning area shall be permanently retained for the ingress and egress of vehicles serving the dwellinghouse hereby permitted and that subject to planning permission 4/0214/95 dated 20 April 1995.

Reason:

- (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (b) In the interests of highways safety.
- (c) To ensure that vehicles may enter and leave the site in forward gear.
- (d) For the avoidance of doubt.

/Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/0972/96

Date of Decision: 29.11.1996

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order with or without modification) no development shall be carried out within the areas hatched brown on Drawing No. SB/0796/92 without the express written permission of the local planning authority.

Reason: In order that there is always adequate and satisfactory provision of vehicular turning, parking and access serving the dwellinghouse hereby permitted and that subject to planning permission 4/0214/95. Development within the hatched areas could prejudice this.

6. Prior to the commencement of the erection of the dwellinghouse hereby permitted the row of conifers shown in green on Drawing No. SB/0796/02 shall be totally removed and the adjoining telegraph pole shown by this drawing as 'TP' shall be relocated to the satisfaction of the local planning authority and thereafter there shall be no development carried out on the site of the conifers shown in green or replacement planting.

Reason: (a) In the interests of highways safety.

(b) For the avoidance of doubt.

7. The access driveway shall be served by a crossover constructed to the standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the dwellinghouse hereby permitted shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

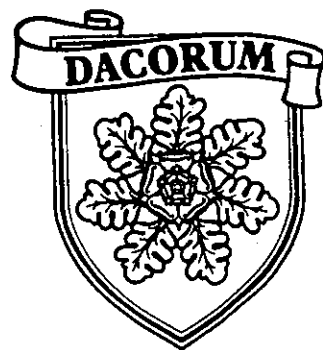
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1 Classes A to F and Part 2 Class A) (or any Order revoking and re-enacting that Order with or without modification), no development falling within these Classes shall be carried out without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over the development in the interests of safeguarding the residential amenity of adjoining dwellinghouses, the visual amenity of the locality and to ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.

/Continued...

CONDITIONS APPLICABLE
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9. Prior to the commencement of the erection of the dwellinghouse hereby permitted, protective fencing relating to the vegetation subject to Conditions 10, 11 and 12 shall be erected in accordance with a scheme submitted to and approved by the local planning authority and the approved fencing shall only be removed following the completion of the construction of the dwellinghouse.

Reason: To safeguard the retained Conifer hedge and trees subject to Conditions 10, 11 and 12.

10. The existing Conifer hedge within the area hatched purple on Drawing No. SB/9610/06 shall be permanently retained at a height of at no time less than 4 m and for the measurement of 4 m this shall be fully in accordance with the details shown by the cross section on Drawing No. SB./9610/06.

Reason: The retention of existing vegetation in a pruned form is essential in the long-term interests of safeguarding the visual amenity of the locality. The vegetation is a most important feature creating a transitional point between the built-up area and the adjoining designated open land.

11. In the event that any gaps are created along the section of Conifer hedge subject to Condition 10, or any part dies or becomes diseased, the hedging shall be replaced in the next planting season with others of similar size and species 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 ensure that the hedge is maintained in the long-term interests of safeguarding the visual amenity of the locality.

12. The trees hatched red on Drawing No. SB/9610/06 shall be permanently retained at the height shown by this Drawing and any pruning works shall only be carried out in accordance with details approved in writing by the local planning authority.

Reason: The retention of the trees are essential in the long-term interests of safeguarding the visual amenity of the locality. They form part of the soft visual buffer/transitional point between the built-up area and the adjoining designated open land.

13. A 1.8 m high close boarded fence shall be erected along the whole length of boundary marked yellow on Drawing No. SB/9610/06 and thereafter this fence shall be permanently retained.

Reason: To safeguard the residential amenity of 11 Bargrove Avenue and the dwellinghouse hereby permitted.

/Continued...

CONDITIONS APPLICABLE
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14. This permission does not extend to the approval of drainage of the site.

Reason: For the avoidance of doubt. This will require separate approval through Thames Water Utilities and Building Regulations. To ensure the proper drainage of the site.

15. The bathroom and master bedroom windows of the front elevation as coloured blue on Drawing Nos. SB/9610/05 and SB/9610/06 shall be fitted with obscure glass at all times.

Reason: To permanently safeguard the privacy of No. 11 Bargrove Avenue.

16. The bathroom and master bedroom windows subject to Condition 15 shall be of a fixed type with the exception of the leaded upper sections shown on Drawing No. SB/9610/05.

Reason: To permanently safeguard the privacy of No. 11 Bargrove Avenue.



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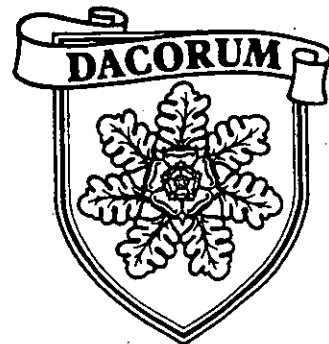
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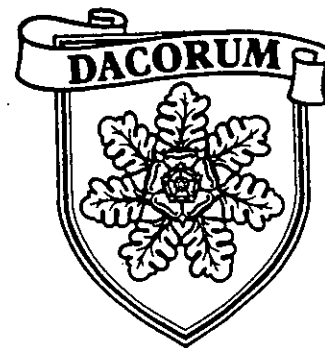
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