



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

I P GREGORY
37 MARSWORTH ROAD
PITSTONE
BUCKS
LU7 9AX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00973/98/FUL

ADJ. ASTROPE HOUSE, ASTROPE, LONG MARSTON, HERTS
DEMOLITION OF STABLES AND CONSTRUCTION OF STEEL FRAMED SHED

Your application for full planning permission dated 03 June 1998 and received on 08 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00973/98/FUL

Date of Decision: 26 November 1998

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. These details shall include samples of the materials to be used to construct the bi-parting hinged door. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details soft landscape works to supplement the hedges to the south and east of the building hereby permitted 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 planting plans; written specifications (including cultivation and other operations associated with plant establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

4. 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 building hereby permitted being brought into use or in accordance with a programme agreed with the local planning authority.

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

5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

6. The stable building and steel container currently on the site shall be demolished/removed and the resultant materials removed from the site prior to the building hereby permitted being brought into use.

Reason: To safeguard the visual character of the immediate area.

7. No development shall take place until details of the materials to be used to construct the access track to the building shall have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the materials so approved.

Reason: To ensure a satisfactory appearance to the development.