

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0986/96

Fairclough Homes Ltd
Fairclough House
Church Street
Ware, Herts
SG12

Ian Barnett
59 Ditchfield Road
Hoddesdon
Herts
EN11 9HS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

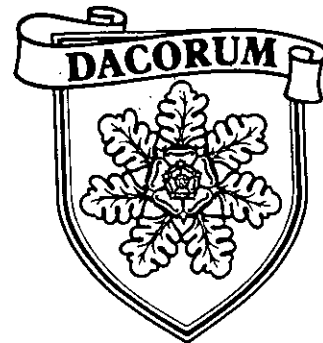
Part of rear gardens of 240-264 Belswains Lane, Hemel Hempstead
RESIDENTIAL DEVELOPMENT, 9 DWELLINGS.

Your application for *full planning permission* dated 30.07.1996 and received on 01.08.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 01.10.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0986/96

Date of Decision: 01.10.1996

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 details of materials to be used externally 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. All planting, seeding or turfing comprised in the approved details of landscaping shown on drawing 117/701, 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.

4. The boundary fencing shown on approved plan 4/0986/96FL shall be erected prior to the occupation of any of the dwellings hereby approved.

Reason: In the interests of residential amenity.

5. The first floor windows within the east elevation of Plot 88 shall be permanently fitted with obscure glazing.

Reason: In the interest of residential amenity.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and the access road shown on plan 4/0986/96FL 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.



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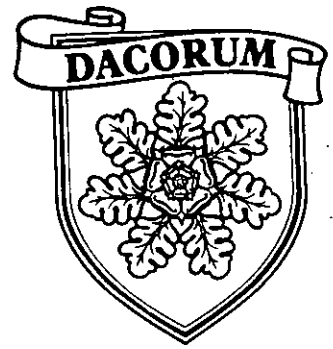
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