



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0987/91

Design Workshop Development  
"The Croft" Common Lane  
Kings Langley  
Herts

K A Phillips  
97 High Road  
Bushey Heath  
Herts  
WD2 1EL

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Rear 7-9 Watford Road Kings Langley

TWO SEMI-DETACHED HOUSES

Your application for *full planning permission* dated 15.07.1991 and received on 16.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 05.09.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0987/91

Date of Decision: 05.09.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of boundary treatment 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.
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.
5. The existing hedge on the northwest boundary(ies) of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
6. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
7. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.
8. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0987/91

Date of Decision: 05.09.1991

(cont'd)

(Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: Sewers for Adoption - A Design and Construction Guide for Developers).

9. The rear first floor shall have an internal cill height not less than 1.8 m from floor level.
10. The development hereby permitted shall not be occupied until the arrangements for (vehicle parking, circulation, loading and unloading) shown on plan 4/0987/91 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
11. The window indicated on the southern elevation shall be obscure glazed.
12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1990 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

#### REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-5. To maintain and enhance visual amenity.
6. In the interests of highways safety.
7. To ensure the safe, economic, durable, attractive and proper development of the estate.
8. To ensure proper drainage of the site.
9. In the interests of amenity.
10. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
11. In the interests of amenity.
12. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.