



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

BLACKLOCK CONSTRUCTION  
OLD TILE HOUSE  
HARDWICK  
NR AYLESBURY  
BUCKS

Applicant:

MR & MRS D MASTERS

BINGHAMS PARK FARM

POTTEN END HILL, WATER END

HEMEL HEMPSTEAD

HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01060/97/FHA

THE BUNGALOW, GOLDEN VALLEY FARM, NETTLEDEN ROAD, NETTLEDEN,  
HEMEL HEMPSTEAD, HERTS, HP1 3DB  
SIDE AND REAR EXTENSIONS (REVISED SCHEME)

Your application for full planning permission (householder) dated 20 June 1997 and received on 30 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 August 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01060/97/FHA**

Date of Decision: 26 August 1997

**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. The development hereby permitted shall be constructed in plain tiles and facing brickwork to match the existing ones or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**3. The extensions hereby permitted shall not be occupied at any time other than in conjunction with the existing building (of which this development shall form a part) as a single family dwellinghouse.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

**4. No development shall take place until full details of soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.**

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

**5. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.**

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

**6. All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the 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.

**CONDITIONS APPLICABLE TO APPLICATION: 4/01060/97/FHA**

Date of Decision: 26 August 1997

**7. 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.