

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1146/94

Mrs R Bignell
13 Tring Road
Wilstone
Herts

Brian Branwhite Surveyors,
PO Box 735
Tring
Herts
HP23 5LH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land Adjoining 13 Tring Road, Wilstone, Herts

ERECTION OF DWELLING (RESUBMISSION)

Your application for *full planning permission* dated 30.08.1994 and received on 02.09.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

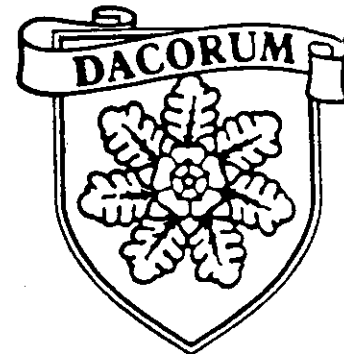
Director of Planning

Date of Decision: 16.02.1995

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/1146/94

Date of Decision: 16.02.1995



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 facing and detail bricks and roofing material 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 within Wilstone Conservation Area.

3. No work shall be started on the development hereby permitted until details of the method of construction and surfacing of the proposed access, including details of the culverting of the drainage ditch and of kerb edging, shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance within Wilstone Conservation Area.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of 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.

Reason: To maintain and enhance visual amenity.

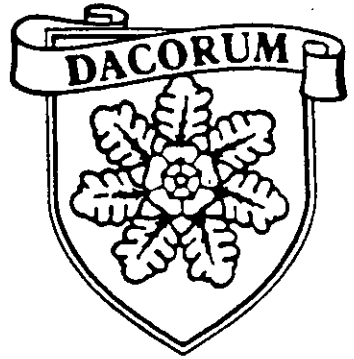
5. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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.

Reason: To maintain and enhance visual amenity.

Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/1146/94

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6. All windows to the dwellinghouse hereby permitted shall be side hung, painted timber casements.

Reason: To ensure a satisfactory appearance within Wilstone Conservation Area.

7. The doors to the dwellinghouse and garage hereby permitted shall be of vertical boarded timber construction.

Reason: To ensure a satisfactory appearance within Wilstone Conservation Area.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, as amended, no development falling within any Class of Part 1 of Schedule 2 of that Order that shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, as amended, the detached garage hereby permitted shall not be used for any purpose other than the parking of vehicles.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.