



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1163/91

M McHugh
2 The Butts
Broxbourne
Herts

Gordon J Scott
2 Grange Road
Tring
Herts
HP23 5JP

DEVELOPMENT ADDRESS AND DESCRIPTION
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119 Hempstead Road, Kings Langley.

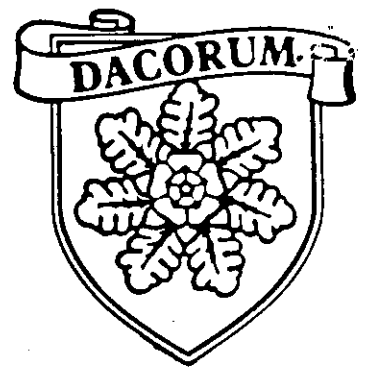
DEMOLITION OF HOUSE & ERECTION OF REPLACEMENT DWELLING

Your application for *the approval of details or reserved matters* dated 22.08.1991 and received on 23.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.10.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1163/91

Date of Decision: 08.10.1991

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. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first rateable occupation of the development hereby permitted.
4. The existing hedge on the eastern 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.
5. 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.
6. 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.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 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.
8. Advance notice of the start of the site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to any person(s) nominated by that authority to observe the works and record any archaeological material that may be exposed.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1163/91

Date of Decision: 08.10.1991

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. To ensure a satisfactory development.
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
8. To ensure that reasonable facilities are made available to record archaeological evidence.