

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1193/95

Mr & Mrs C Mitchell
6 Woodland Road
Hemel Hempstead
Herts
HP3 8RZ

Cannon Morgan & Rheinberg
38 Holywell Hill
St. Albans
Herts
AL1 1BU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Lane End, Croft Lane, Chipperfield, Herts

REPLACEMENT BUNGALOW

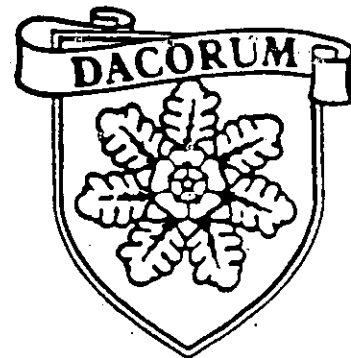
Your application for *full planning permission* dated 11.09.1995 and received on 12.09.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.10.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1193/95

Date of Decision: 19.10.1995

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 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. The development shall not be brought into use until the proposed crossover has been constructed (and the existing access has been closed) and the footway/verge has been reinstated to the current specification of Hertfordshire County Council.

Reason: In the interests of highways safety.

4. 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.

Reason: To ensure a satisfactory 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.

Reason: To maintain and enhance visual amenity.

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.

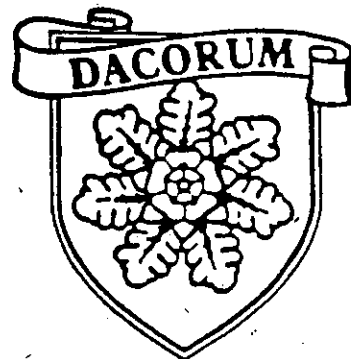
Reason: To maintain and enhance visual amenity.

cont'd



CONDITIONS APPLICABLE
TO APPLICATION: 4/1193/95

Date of Decision: 19.10.1995
(continued)



7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1193/95 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.

8. The rooflight windows within the south-east elevation shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

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

