

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1231/92

Ind Coope Retail Ltd
Sutherland House
3 Dukes Meadow
Bourne End
Bucks
SL8 5XF

Allison Pike Partnership
1 Stockport Road
Marple
Stockport
Cheshire

DEVELOPMENT ADDRESS AND DESCRIPTION

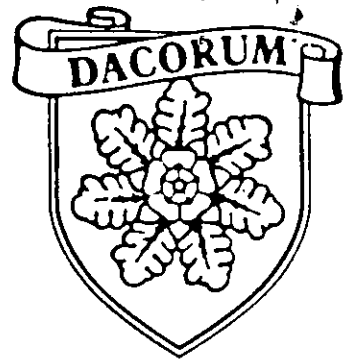
Three Horseshoes PH, Winkwell, Bourne End,
SINGLE & TWO STOREY SIDE/REAR EXTENSIONS

Your application for *full planning permission* dated 29.09.1992 and received on 30.09.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.11.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1231/92

Date of Decision: 18.11.1992

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 brickwork 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 existing garage shown on Drawing No. X268 AS1 (1:200 scale) shall be demolished and the materials removed within 56 days of the development hereby permitted being commenced.

Reason: To ensure a satisfactory development.

4. The roof of the development hereby permitted shall be constructed in clay peg tiles or plain clay tiles. No work shall be started on the development hereby permitted until details of the tiles 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.

5. The windows shall be white painted timber side hung casements or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

6. The dormer windows shall have lead flat roofs and lead cheeks or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

7. Details of the materials to be used to resurface the terrace area shown on Drawing No. CP5 AK11 shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted, and the development shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1231/92

Date of Decision: 18.11.1992

8. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping of car park 2, 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.

9. 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.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan X268 AK8 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: In the interests of highways safety.

11. Sight lines of 2.4m x 35m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

12. The distance between the central block of car parking spaces and spaces along the north-east boundary of car park 2 shall be 6m.

Reason: In the interests of highways safety.