

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1245/94

Mr & Mrs Mitchell
Lane Cottage
Shantock Hall Lane
Bovingdon
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Lane Cottage, Shantock Hall Lane, Bovingdon

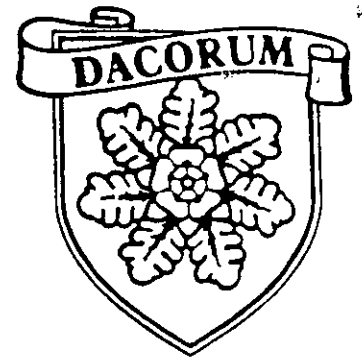
REPLACEMENT DWELLING

Your application for *full planning permission* dated 23.09.1994 and received on 23.09.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.11.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1245/94

Date of Decision: 16.11.1994

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. 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 for all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. 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 sooner; and any trees or plants which within a period of 5 years from 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 on any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

5. The dwellinghouse hereby permitted shall be served only by the existing vehicular access shown on Drawing No GPG/DJP/2/2230/3/2.

Reason: In the interests of highways safety and for the avoidance of doubt.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1245/94

Date of Decision: 16.11.1994

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part I Classes A, B, C and E and Part 2 Classes A and B), no development falling within these classes shall be carried out without the express written permission of the local planning authority.

Reason: (a) In the interests of safeguarding the visual amenity of this rural locality.

(b) To safeguard the residential amenity of "Dartmeet".

7. This permission does not extend to the enlargement of the residential curtilage of Lane Cottage to include the area hatched brown on the approved plan.

Reason: For the avoidance of doubt.