

**Dacorum Borough Council
Planning Department**

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01291/00/FUL

86 BEACONSFIELD ROAD, TRING, HERTS, HP234DW
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO
DWELLINGS

Your application for full planning permission dated 11 July 2000 and received on 13 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Nobles

Development Control Manager

Date of Decision: 21 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01291/00/FUL

Date of Decision: 21 November 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include means of enclosure, hard surfacing materials, and the repositioning of the lamp-post.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of either dwelling or in accordance with a programme which shall have been submitted to and agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

6. The utility door and window at ground floor level in the north elevation of Plot 1 hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the

adjacent dwellings.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D and E;
Part 2 Classes A, B and C.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and they shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1 and 2

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 8 and 9

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 9 and 10

Part 4 Area Proposals

Development in Residential Areas - Character Area TCA2 Miswell Lane

Part 5 Environmental Guidelines

Section 10