



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1292/96

Mr & Mrs P Orza  
Grape Cottage  
Spratts Lane  
Kensworth

Project Design Company  
18a Victoria Street  
Dunstable  
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Blackslough Cottages, Roe End Lane, Markyate

REPLACEMENT DWELLING (REVISED APPLICATION)

Your application for *full planning permission* dated 08.10.1996 and received on 09.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

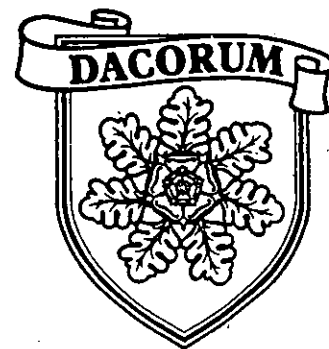
Director of Planning

Date of Decision: 28.11.1996

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1292/96

Date of Decision: 28.11.1996



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. The development shall be constructed in accordance with the samples of materials submitted to the local planning authority on 23 July 1996 and approved, under reference 4/0936/96 on 14 August 1996.

Reason: To ensure a satisfactory appearance.

3. The windows to the building hereby permitted shall be painted timber casements.

Reason: To ensure a satisfactory appearance.

4. 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.

5. All planting, seeding or turving 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 five 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.

6. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 any amendment thereto, no development falling within Classes A, B, C, E or G of Part 1 of Schedule 2 to that order shall be carried out without prior 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.



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