

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

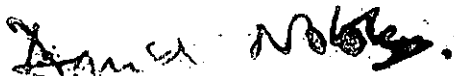
MITCHELL CONSTRUCTION LTD
C/O 45 DUNSTON HILL
TRING
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01295/00/FUL

ADJ. 45, DUNSTON HILL, TRING, HERTS
CONSTRUCTION OF A THREE BEDROOM DETACHED DWELLING

Your application for full planning permission dated 13 July 2000 and received on 14 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 19 October 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01295/00/FUL

Date of Decision: 19 October 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 proposed to be used on the external walls and roof of the development shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

3. No work shall be started on the development hereby permitted until details of the 2 m wide planted amenity strip shown on Drawing No. 1 (revised 20 September 2000) shall have been submitted to and approved in writing by the local planning authority. The amenity strip shall be provided and landscaped in accordance with the approved details prior to the occupation of the dwelling hereby approved and shall be permanently maintained thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the street scene.

4. Any plant which forms part of the approved landscaping scheme referred to in Condition 3 above which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a plant of a species, size and maturity as shall be approved in writing by the local planning authority.

Reason: In the interests of the appearance of the street scene.

5. No development shall take place until details of the proposed slab level of the dwelling in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The dwelling shall be constructed in accordance with the approved slab level.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on Drawing No. 1 (revised 20 September 2000) 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.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policy 1

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 10, 13 and 101

Part 5 Environmental Guidelines

Sections 2 and 3

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 9, 10, 15

Part 4 Area Proposals

Development in Residential Areas – Character Area TCA7 Friars Walk

Part 5 Environmental Guidelines

Sections 2 and 3