



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ROBIN WHITTAKER CONSULTANCY
6 ACREWOOD HEMEL HEMPSTEAD
HEMEL HEMPSTEAD
HERTS
HP2 4LP

Applicant:
MR T WHISTON
HAY LODGE
LONDON ROAD
HEMEL HEMPSTEAD
HERTS
HP1 2RE

TOWN AND COUNTRY PLANNING ACT 1990.

APPLICATION - 4/01301/97/FHA

HAY LODGE, LONDON ROAD, HEMEL HEMPSTEAD, HERTS, HP1 2RE
DEMOLITION OF GARAGES ERECTION OF DOUBLE GARAGE AND TACK
ROOM

Your application for full planning permission (householder) dated 12 August 1997
and received on 13 August 1997 has been **GRANTED**, subject to any conditions set
out overleaf.

Director of Planning

Date of Decision: 23 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01301/97/FHA

Date of Decision: 23 September 1997

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 roofs of the development 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 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 and these works shall be carried out as approved. These details shall include proposed finished levels and hard surfacing materials.

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 any part of the development or in accordance with the programme agreed with the local planning authority.

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

5. Any tree or shrub which forms part of the approved landscaping scheme 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 tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

6. The garage hereby permitted shall not be brought into use until the existing garages shown on Drawing No. 106/101 shall have been demolished and the materials removed from the site.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan, to enhance the setting of the listed building and for the avoidance of doubt.