



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1344/96

Mr R M Forward
26 Copper Beech Close
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adjacent to 26 Copper Beech Close, Hemel Hempstead, Herts

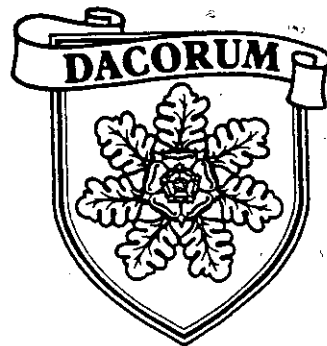
DETACHED DWELLING AND DOUBLE GARAGE

Your application for *full planning permission* dated 10.10.1996 and received on 17.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 11.12.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1344/96

Date of Decision: 11.12.1996

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. 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 of 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 the sooner; and any trees or plants which within a period of 5 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.

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

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

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1344/96

Date of Decision: 11.12.1996

6. The window at first floor level in the north east elevation of the dwelling hereby permitted shall not be glazed or reglazed other than with obscured glass.

Reason: To preserve the amenities of the occupants of the adjacent dwelling No. 24 Copper Beech Close.

7. Before the dwelling hereby permitted is occupied, a 1.8 m high solid fence shall be erected, and thereafter maintained, between points A and B on Drawing No. 160/1/B.

Reason: In the interests of residential amenity.