

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1377/95

Sycamore Taverns Ltd
1 Guildford Street
Chertsey
Surrey

Cliff Walsingham & Co
Bourne House
Cores End Road
Bourne End, Bucks
SL8 5AR

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land rear of George & Dragon Public House, High Street, Northchurch

TWO DWELLINGS ACCESS AND PARKING

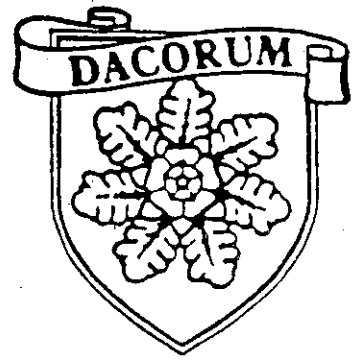
Your application for *full planning permission* dated 25.10.1995 and received on 26.10.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 04.04.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1377/95

Date of Decision: 04.04.1996

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development comprised in Classes A, B, C, D, E, F, G or H of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.

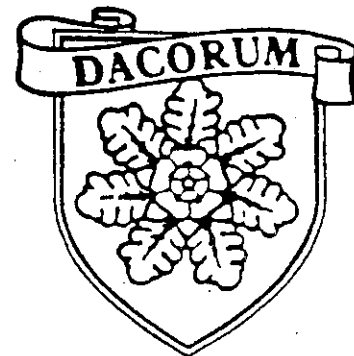
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1377/95

Date of Decision: 04.04.1996



6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan No 097/07 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.

7. No work shall be started on the development hereby permitted until details of all boundary treatment shall have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall not be occupied until the approved boundary treatment shall have been implemented, and all approved details shall thereafter be retained.

Reason: To ensure a satisfactory development.

