

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1380/92

Mr & Mrs J A Burne
Cress Farm
Sharpes Lane
Bourne End
Hemel Hempstead
Herts

John C.A. Proctor
24 Egerton Road
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Cress Farm, Sharpes Lane, Bourne End,

REPLACEMENT DWELLING

Your application for *full planning permission* dated 30.10.1992 and received on 02.11.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

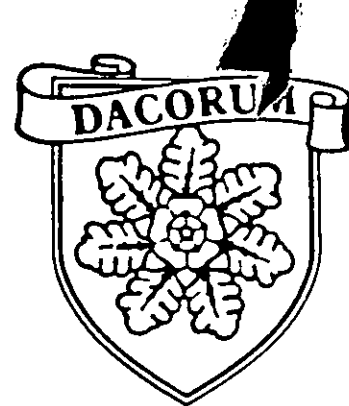
Director of Planning.

Date of Decision: 08.04.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1380/92

Date of Decision: 08.04.1993



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. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express 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.

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 work shall be started on site until details of the gates and walls indicated at the existing access on Drawing No. 224/2/A shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

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CONDITIONS APPLICABLE
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6. The existing farmhouse indicated by broken lines on Drawing No. 224/2/A shall, if not previously demolished, be demolished within three months of the completion or occupation of the dwelling hereby permitted and all materials arising from the demolition shall be removed from the site.

Reason: For the avoidance of doubt.

7. The driveway shall be finished in gravel or other similar material to the satisfaction of the local planning authority.

Reason: To ensure a satisfactory appearance.