



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR D J PIRIE
BENET COTTAGE
CHEQUERS HILL
FLAMSTEAD, ST. ALBANS
HERTS
AL3 8EU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01395/97/FUL

ADJ. BENET COTTAGE, CHEQUERS HILL, FLAMSTEAD, ST. ALBANS, HERTS,
AL3 8EU
CONSTRUCTION OF MANEGE ARENA

Your application for full planning permission dated 30 August 1997 and received on
11 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01395/97/FUL

Date of Decision: 27 November 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. The development hereby permitted shall be constructed in accordance with the details shown on, and shall be finished in the materials as stated on, the approved plans.

Reason: To ensure a satisfactory appearance to the development.

3. The development hereby permitted shall only be used for purposes ancillary to the residential use of the dwelling known as Benet Cottage, Chequers Hill, Flamstead.

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

4. No development shall take place until a landscaping scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include details of the size, species and positions of a hedge to be planted around the perimeter of the manege. The hedge shall be planted in the first planting season following the completion of the development, and for the purposes of this condition a planting season shall be taken as commencing on 1 October in any one year and ending on 31 March of the following year.

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

5. If within a period of five years from the date of the planting of the hedge referred to in Condition 4 any plant, or replacement plant, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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