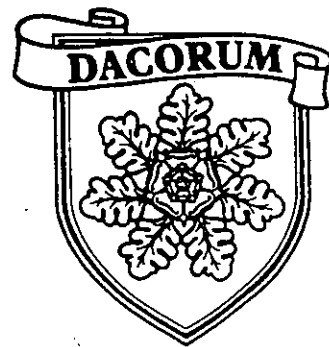




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1425/96

Fieldquick Ltd
1 Farm Road
St Albans
Herts

Mr Royce K Bryant
23 Meadowcroft
St Albans
Herts
AL1 1UD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land adjoining Timbers, Pickford Road, Markyate

DETACHED DWELLING AND DOUBLE GARAGE

Your application for *full planning permission* dated 31.10.1996 and received on 01.11.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 13.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1425/96

Date of Decision: 13.02.1997

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 work shall be started on the development hereby permitted until the trees and hedges shown on Plan No: 4/1425/96FL Drawing No: PRM-100-2 to be retained shall have been protected by a scheme designed to meet BS 5837 (1991), which scheme shall previously have been submitted to and approved by the local planning authority. The approved scheme shall remain in place until the completion of the development.

Reason: To maintain and enhance visual amenity.

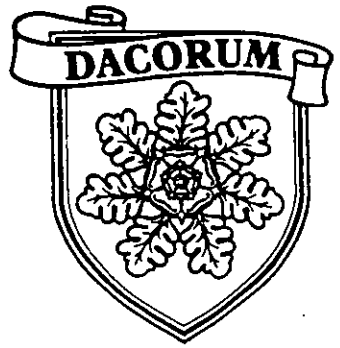
4. No material, plant, soil or spoil shall be stored either underneath the canopy of any tree on the site which is shown for retention in the scheme approved under Condition 3 above or within the area bounded by any protective fencing that is provided in accordance with that scheme.

Reason: To maintain and enhance visual amenity.

5. 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.

Continued over



CONDITIONS APPLICABLE
TO APPLICATION: 4/1425/96

Date of Decision: 13.02.1997

6. 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 (including any protected in accordance with Condition 3 above) 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amendment thereto, 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.

8. The house shall not be occupied until the means of access to it has been constructed in accordance with Plan No: 4/1425/96, Drawing No: PRM-SK1.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

9. The vehicular access in the area coloured green on Plan No: 4/1425/96, Drawing No: PRM-SK1 shall be hand dug and constructed with a geo-grid system and finished in gravel or such other finish as may be agreed in writing by the local planning authority.

Reason: To safeguard the trees and maintain visual amenity.