



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1456/96

Chipperfield Land Co Ltd
Kings Works
Kings Lane
Chipperfield
Herts

Mr A King
Folly Bridge House
Bulbourne
Tring, Herts
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

18-26 Chipperfield Road, Bovington, Herts

16 DWELLINGS, INCLUDING CONVERSION OF EXISTING DWELLINGHOUSE TO TWO APARTMENTS
(OUTLINE)

Your application for *outline planning permission* dated 05.11.1996 and received on 07.11.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 19.12.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1456/96

Date of Decision: 19.12.1996

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Details submitted in accordance with Condition 1 hereof shall include:
 - (a) garaging;
 - (b) boundary treatment;
 - (c) construction of drains and sewers.

Reason: To ensure a satisfactory development.

3. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

4. Details submitted in accordance with Condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

/Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/1456/96

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5. The development hereby permitted shall not be occupied until the parking arrangements approved in accordance with Condition 4 shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

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 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. Before the development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. A scheme for nullifying the adverse effects of any land contamination identified in the survey shall be submitted to and approved by the local planning authority. Any such scheme as may be approved shall be implemented prior to the occupation of any building.

Reason: To maintain and enhance visual amenity.

8. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason: - To prevent pollution of groundwater.

9. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.



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