

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TECHNICAL DESIGN PARTNERSHIP
153-155 LONDON ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9SQ

BEECHWOOD HOMES LTD
BEECHWOOD HOUSE
WYLLYOTTS CLOSE
POTTERS BAR
HERTS
EN6 7HN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01477/00/FUL

ADJ. SAYLES, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS
ONE DETACHED DWELLING WITH INTEGRAL GARAGE(PLOT 1)

Your application for full planning permission dated 15 August 2000 and received on 16 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 29 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01477/00/FUL

Date of Decision: 29 September 2000

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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

3. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

4. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 1054 73 F.

Reason: In order to ensure that damage does not occur to the trees during building operations.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E and F.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.