

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1483/95

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
=====

17 Ellen Close, Hemel Hempstead

ERECTION OF THREE DWELLINGS

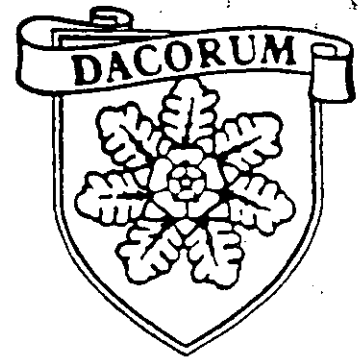
Your application for *full planning permission* dated 21.11.1995 and received on 23.11.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 17.01.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1483/95

Date of Decision: 17.01.1996

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 details of the materials shown by Drawing Nos GS102A an alternative roof tile shall be used for the garage hereby permitted, details of which shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

Reason: For the avoidance of doubt.

3. Notwithstanding the details of materials shown by Drawing Nos GS100A, GS102A and GS101A dated May 1995 the development should not be commenced until a precise schedule 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.

Reason: For the avoidance of doubt.

4. Notwithstanding the details shown on Drawing No GS100A the dwellinghouse of Plot 3 shall be positioned a further 0.5 m from the common boundary with No 11 Great Road.

Reason: To permanently safeguard the boundary hedge coloured yellow.

5. Prior to the commencement of the development hereby permitted a scheme for the protection of the boundary hedge coloured yellow on Drawing No GS100A shall be submitted to and approved by the local planning authority.

Reason: To safeguard the boundary hedge coloured yellow.

6. Any part or parts of the hedge subject to conditions 4 and 5 which become damaged shall be replaced within the planting season following the completion of the dwellinghouse and garage of Plot 3.

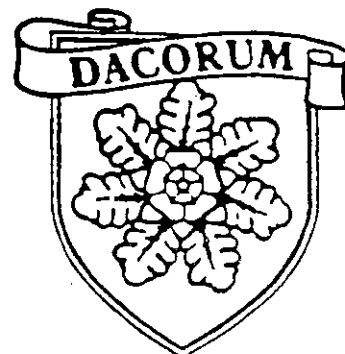
Reason: To maintain and enhance visual amenity.

7. Prior to the commencement of the development hereby permitted details of the foundations shall be submitted to and approved by the local planning authority in respect of the garage serving the dwellinghouse on Plot 3.

Reason: To permanently safeguard the boundary hedge coloured yellow.

Continued/...





CONDITIONS APPLICABLE
TO APPLICATION: 4/1483/95

Date of Decision: 17.01.1996

8. Notwithstanding the details shown on Drawing No GS100A, no development shall take place until there has been submitted to and approved by the local planning authority a schedule of the numbers and species of all the new planting and a management scheme for the amenity areas.

Reason: To maintain and enhance visual amenity.

9. 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.

10. The areas of lawn as hatched green on Drawing No GS100A shall at not time be used for the parking of vehicles and shall at all times be retained as lawn.

Reason: To maintain and enhance visual amenity.

Reason: For the avoidance of doubt.

11. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment thereto, there shall be no alteration or addition to the approved garages without the express written permission of the local planning authority.

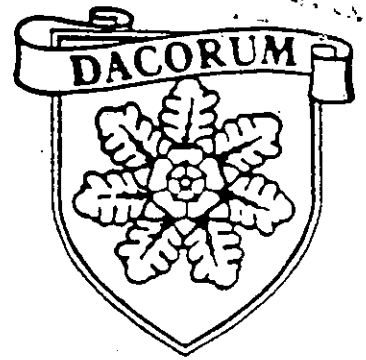
Reason: In order that the local planning authority may retain control over further development in the interests of maintaining an adequate provision of curtilage parking in the interests of highway safety and residential amenity.

12. No dwellinghouse shall be occupied until the parking arrangements and access road hatched purple on Drawing No GS100A shall have been provided fully in accordance with the approved details and thereafter the access road and parking facilities shall be permanently retained.

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

Reason: In the interests of highways safety.

Continued/...



CONDITIONS APPLICABLE
TO APPLICATION: 4/1483/95

Date of Decision: 17.01.1996

13. No dwellinghouse hereby permitted shall be occupied until a 1.8 m high timber screen fence has been erected along the boundaries identified by brown lines on Drawing No GS100A and thereafter this fencing shall be permanently retained in conjunction with the existing boundary fence identified by a red line on Drawing No GS100A.

Reason: To permanently safeguard the residential amenity of the existing and new dwellinghouses hereby permitted.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment thereto, there shall be no alterations or additions to the southern flank wall of the dwellinghouse on Plot 3.

Reason: In order that the local planning authority may retain control over further development in the interests of safeguarding the retained hedge and the residential amenity of No 11 Great Road.

15. All bathroom, en suite bathroom and shower room windows shall be permanently fitted with obscure glass.

Reason: In the interests of amenity.

16. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.

