



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1487/94

Mr & Mrs Lansdown  
26 Manscroft Road  
Gadebridge  
Hemel Hempstead  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

26 Manscroft Road, Hemel Hempstead, Herts

CHANGE OF, USE OF PUBLIC AMENITY LAND TO RESIDENTIAL AND FORMATION OF HARDSTANDING

Your application for *full planning permission (householder)* dated 11.11.1994 and received on 24.01.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

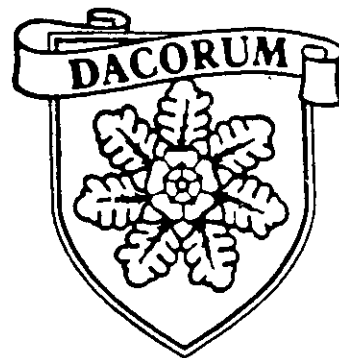
Director of Planning.

Date of Decision: 14.02.1995

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1487/94

Date of Decision: 14.02.1995



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. All planting comprised in the approved details of landscaping, shall be carried out in the first planting ~~and seeding~~ season following the completion of the development, 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.

3. For the avoidance of doubt the approved landscaping scheme comprises details shown on approved plan "Sheet 1" (LA Ref. 4/1487/94FH). The new evergreen hedge shall be a species of holly or such other species as may be agreed in writing with the local planning authority.

Reason: For the avoidance of doubt.

4. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

5. Within the area hatched yellow on approved plan "Sheet 1" (LA Ref. 4/1487/94FH), there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highways safety.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, no building or enclosure shall be erected on the land outlined in red on approved plan "Sheet 1" (LA Ref. 4/1487/94FH) without the prior written consent of the local planning authority.

Reason: For the avoidance of doubt and in the interests of amenity.