



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1498/92

Applecrown Limited
114 Northwick Business Centre
Blockley
Moreton in Marsh
Glos

Aesculus Design
Withyway
Charingworth
Chipping Campden
Glos
GL55 6NU

DEVELOPMENT ADDRESS AND DESCRIPTION

=====

The Lockers, Bury Hill, Hemel Hempstead

CONVERSION OF BUILDING TO 6 FLATS AND CONVERSION OF BARN TO DWELLING
(RESUBMISSION)

Your application for *full planning permission* dated 19.11.1992 and received on 23.11.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 28.04.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1498/92

Date of Decision: 28.04.1993



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. The development shall not be brought into use until the proposed access has been constructed, and the verge has been reinstated, to the satisfaction of the local planning authority.

Reason: In the interests of highways safety.

4. Details of the position and treatment of all boundaries and means of enclosure shall be submitted to and approved by the local planning authority prior to the commencement of works.

Reason: To ensure a satisfactory appearance.

5. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority. Any trees being removed without such consent or dying or being severely damaged, or becoming seriously diseased, shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

6. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works, and prior to the commencement of development on the site details shall be submitted to and approved by the local planning authority of the measures to be taken to protect those trees to be retained. Such details shall include the following:-

(a) Type of fencing or protective measure to be used.

(b) Details of construction and type of surface material to be utilised on paved/hardstanding areas within the crown spread of trees.

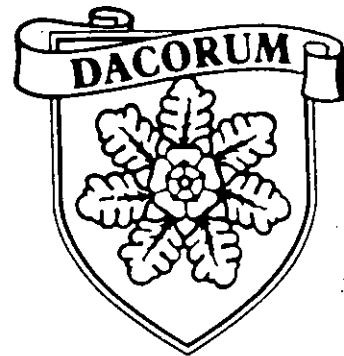
Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

/Continued...

CONDITIONS APPLICABLE
TO APPLICATION: 4/1498/92

Date of Decision: 28.04.1993



7. Before the development hereby permitted is occupied details of a scheme for the management and maintenance of the area of amenity open space indicated on plan no. 235-6E shall be submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

8. 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.

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. No dwelling hereby permitted shall be occupied unless the access roads and parking area on Drawing No. 235-6E shall have been provided, and these roads and spaces shall not thereafter be used otherwise than for the purposes approved.

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