

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1512/91

Kings Langley Constr & Dev
Sunderlands Yard, Church Ln.
Kings Langley
Herts

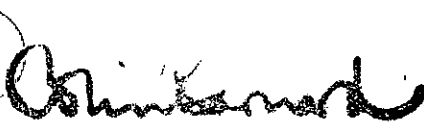
Hewitt Overall Associates
Mill Studio, Crane Mead
Ware
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Greenways, Barnes Lane Kings Langley,

SUBMISSION OF RESERVED MATTERS PURSUANT P/P4/0278/89 (DEMOLISH HOUSE ERECT 3 DET
HOUSES & GARAGE) (RESUB)

Your application for *the approval of details or reserved matters* dated 08.11.1991
and received on 11.11.1991 has been **GRANTED**, subject to any conditions set out
on the attached sheet(s).

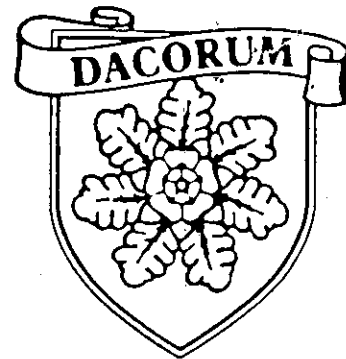

Director of Planning.

Date of Decision: 20.12.1991

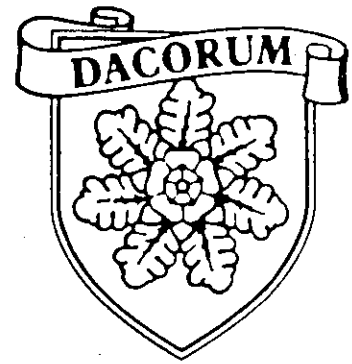
(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1512/91

Date of Decision: 20.12.1991



1. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Clause A or any amendment thereto) there shall be no alterations to the dwellinghouses hereby permitted without the express written permission of the local planning authority.
2. Notwithstanding the details shown on drawing No. 91.51.2.D 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 all new fencing 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.
3. 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.
4. The landscaping scheme shall include the provision of a beech hedge as coloured yellow on drawing No. 91.51.2.D.
5. Notwithstanding the details shown on drawing No. 91.51.2.D the shared driveway shown on this plan shall be constructed of either free shingle or gravel unless otherwise agreed in writing by the local planning authority.
6. The area hatched green on drawing No. 91.51.2.D shall at no time be used as residential garden.
7. No dwellinghouse hereby permitted shall be occupied until the shared driveway and the parking facilities associated with a particular residential unit have been provided fully in accordance with the details shown on drawing No. 91.51.2.D unless otherwise agreed in writing by the local planning authority.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1512/91

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8. No development shall commence until elevational details of the detached garage shown on drawing No. 91.51.2.D shall have been submitted to and approved in writing by the local planning authority.
9. Notwithstanding the details shown on drawing No. 91.51.2.D 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.

REASONS:

1. (a) In order that the local planning authority may retain control over future alterations to the dwellinghouses to ensure that the privacy of "Treetops" is permanently safeguarded.
(b) The privacy of the dwellinghouses hereby permitted is permanently safeguarded.
(c) the integral garages of dwellinghouses on plots 2 and 3 are retained and no converted into living accommodation.
- 2&3. In the interests of the visual amenity of the locality and residential amenity and for the avoidance of doubt.
- 4&5. In the interests of the visual amenity of the locality and for the avoidance of doubt.
6. For the avoidance of doubt and in the interests of the visual amenity of the locality.
7. (a) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
(b) To ensure that vehicles may enter and leave the site in forward gear.
8. For the avoidance of doubt in the interests of the visual amenity of the locality and residential amenity.
9. For the avoidance of doubt in the interest of the visual amenity of the locality.