

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1556/93

N G Halsey
c/o Strutt & Parker
37 Holywell Hill
St. Albans
AL1 1HB

Strutt & Parker
37 Holywell Hill
St. Albans
Herts
AL1 1HB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

19 & 20 The Park, Water End, Great Gaddesden, Hemel Hempstead

CONSTRUCTION OF VEHICULAR ACCESS TO SERVE DWELLING

Your application for *full planning permission* dated 11.11.1993 and received on 19.11.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

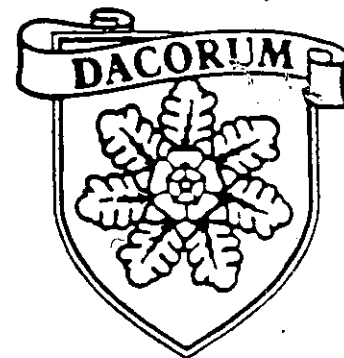
Date of Decision: 07.08.1995

(encs. - Conditions and Notes).



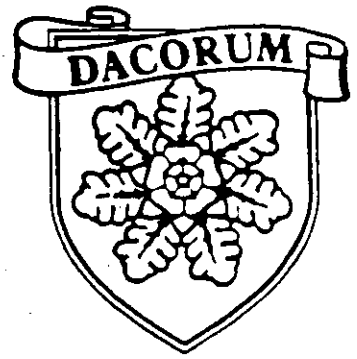
CONDITIONS APPLICABLE
TO APPLICATION: 4/1556/93

Date of Decision: 07.08.1995



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. The kerbs to the access road shown coloured yellow on Plan No. 4/1556/93FL shall be granite and no other material shall be used unless previously agreed in writing by the local planning authority.
Reason: To maintain and enhance visual amenity.
3. The access road within the site shown edged in green on Plan No. 4/1556/93FL shall be surfaced in gravel and no other material shall be used unless previously agreed in writing by the local planning authority.
Reason: To maintain and enhance visual amenity.
4. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period 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.
5. No work on the driveway shown edged in green on Plan No. 4/1556/93FL shall be commenced 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.
6. No work on the driveway shown edged in green on Plan No. 4/1556/93FL shall be commenced until there has been submitted to and approved by the local planning authority details of the proposed levels of the driveway in relation to Leighton Buzzard Road (A4146).
Reason: To maintain and enhance visual amenity.





CONDITIONS APPLICABLE
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7. 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 five 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.

