

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1584/94

Mr & Mrs P Orza
Grape Cottage
Spratts Lane
Kensworth
Beds

Project Design Company
18a Victoria Street
Dunstable
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
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Blackslough Cottages, Roe End Lane, Markyate

DEMOLITION OF TWO DWELLINGS AND REPLACEMENT WITH ONE DWELLING AND GARAGE

Your application for *full planning permission* dated 09.12.1994 and received on 12.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

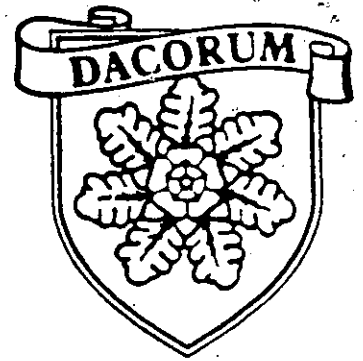
Date of Decision: 22.06.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1584/94

Date of Decision: 22.06.1995



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. No work shall be started on the development hereby permitted until details and where appropriate samples of materials to be used externally including ground surfacing materials 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 windows to the building hereby permitted shall be painted timber casements.

Reason: To ensure a satisfactory appearance.

4. 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.

5. 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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1584/94 (cont)

Date of Decision: 22.06.1995

6. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 any amendment thereto, no development falling within Classes A, B, C, E or G of Part 1 of Schedule 2 to that order shall be carried out without prior 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 residential and visual amenity.

