

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1592/94

Buxton Management Company  
Cedar House  
91 High Street  
Caterham  
CR3 5UH

Peter Newson Associates  
The Old Reading Room  
32 High Road  
Essendon  
AL9 6HW

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Rear of 23 Box Lane, Hemel Hempstead, Herts

DETACHED DWELLING

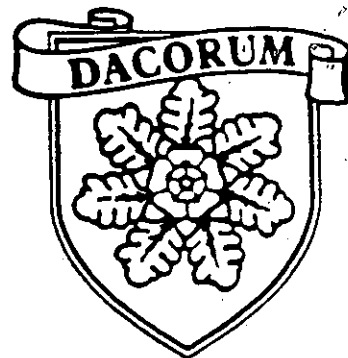
Your application for *full planning permission (householder)* dated 09.12.1994 and received on 14.12.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.02.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1592/94

Date of Decision: 23.02.1995

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. 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. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site.

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.

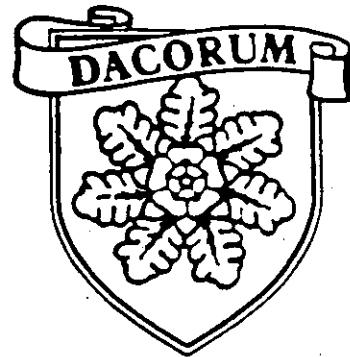
Reason: To maintain and enhance visual amenity.

6. The existing hedge on the western boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity.

/Continued





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1592/94 (Continued)

Date of Decision: 23.02.1995

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, turning shown on plan 4/1592/94FH shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express 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.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

10. Before commencement of development a 2.4 m close boarded fence on scaffold frame shall be erected around the preserved Ash Tree as shown on plan 4/1592/94.

Reason: In the interests of residential amenity

11. There shall be no further windows or openings inserted within the dwelling hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity

