

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1627/94

Lois Gastoneaux Ltd
17 James Martin Close
Denham Green
Middlesex

Raymond P Crosby
109 St. Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

429 London Road, Hemel Hempstead, Herts

DEMOLITION OF OUTBUILDINGS, ERECTION OF 4 TWO BEDROOM DWELLINGS AND CHANGE OF USE
OF FLAT TO OFFICE

Your application for *full planning permission* dated 22.12.1994 and received on
23.12.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 16.02.1995

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1627/94

Date of Decision: 16.02.1995



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. 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 buildings 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.

4. 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.

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

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, and circulation shown on plan 4/1627/94 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.

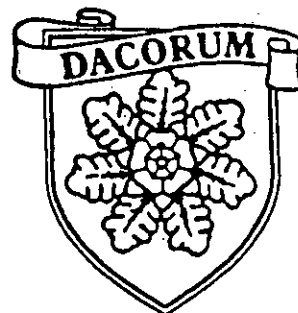
6. Notwithstanding the details shown on Plan 4/1627/94 full details of the surface treatment of all access roads, parking and circulation areas shall be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure a satisfactory appearance and to protect and enhance the setting of the Listed Building.

Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/1627/94

Date of Decision: 16.02.1995



7. 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.

8. 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.