

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



D E BAZZARD BUILDING  
KENNEL FARM  
LITTLE MISSENDEN  
AMERSHAM  
BUCKS  
HP7 0RJ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01660/97/FUL**

**THE THATCH & ST ANNES COTTAGE, DUNNY LANE, CHIPPERFIELD, KINGS  
LANGLEY, HERTFORDSHIRE, WD4**  
DEMOLITION OF 2NO EXISTING DWELLINGS AND ERECTION OF 2NO NEW  
DWELLINGS

Your application for full planning permission dated 23 October 1997 and received on  
24 October 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 19 January 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01660/97/FUL**

Date of Decision: 19 January 1998

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In the interests of the visual amenities of the Conservation Area.

3. **The development hereby permitted shall not be occupied until the arrangements for vehicle parking, circulation and access shown on Drawing No.3 B 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 and in the interests of highway safety.

4. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H  
Part 2 Classes A, B and C.**

Reason: To ensure a satisfactory development.

5. **The existing dwellings and buildings shall be demolished and the materials removed prior to the first occupation of the replacement dwellings hereby permitted.**

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

6. **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.

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 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.