

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TRIAD PLANNING & DESIGN LTD
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BARTON-LE-CLAY
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COSTDEAL LIMITED
24 LOMBARD STREET
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BEDS
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01700/99/FUL

HANDPOST LODGE, WESTWICK ROW, HEMEL HEMPSTEAD, HERTS, HP2 4NL
TWO HOUSES (ALTERNATIVE SCHEME, INCLUDING SITING)

Your application for full planning permission dated 23 September 1999 and received on 30 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'John Kaman'.

Director of Planning

Date of Decision: 11 November 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01700/99/FUL

Date of Decision: 11 November 1999

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 full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The trees the subject of the Tree Preservation Order shall be protected during the whole period of the site excavation and construction in accordance with a scheme, details of which shall be submitted to and approved in writing by the local planning authority prior to any development commencing on the site.

Reason: In order to ensure that damage does not occur to the trees during building operations.