



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR R KENDALL  
1 SALTDEAN CLOSE  
LUTON  
BEDS  
LU2 8QN

Applicant:  
MR M BALDWIN  
1 WOODROW NOOK  
WIGGINGTON  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01998/97/FHA**

**1 WOODROW NOOK, WIGGINGTON, TRING, HP236HS  
TWO STOREY SIDE, SINGLE STOREY REAR EXTENSIONS, DETACHED  
DOUBLE GARAGE AND NEW ACCESS**

Your application for full planning permission (householder) dated 23 December 1997 and received on 08 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 March 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01998/97/FHA**

Date of Decision: 10 March 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. The detached double garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Woodrow Nook Wigginton.**

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.

**3. The extensions to the existing dwelling hereby permitted shall be constructed in materials that match in size colour and texture those used in the existing building; the double garage hereby permitted shall be constructed in plain tiles to match in size, colour and texture those on the existing dwelling and dark stained timber feather edged boarding with a brickwork plinth which shall match the bricks on the existing dwelling in size, colour and texture, or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development.

**4. The existing vehicular access coloured green on the approved plan DRG. NO. 4 shall be planted with the following mix and species of hedgerow:**

- 50% Hawthorn
- 30% Hazel
- 10% Field Maple
- 10% Holly

**Plants shall be a minimum of 30-40 cm in height planted in double staggered row at 30cm spacings.**

**This planting shall be carried out prior to the occupation of any part of the development, or, alternatively, in accordance with a programme which shall have been agreed in writing with the local planning authority before any work begins on site.**

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

5. Any plant 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 plant 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.

NORTHGATE  
DOCUMENT STAMPED  
TO ENSURE DETECTION  
BY SCANNER