



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MACKENZIE ARCHITECTS
SUITE 8
14 THE CAUSEWAY
BISHOPS STORTFORD
HERTS
CM23 2EJ

AACRON PECKHAM LTD
UNIT B GREENWICH CENTRE BUSINESS PARK
53 NORMAN ROAD
GREENWICH
SE10 9QF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02039/98/FUL

**17 GREEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3 0HT
TWO DWELLINGS AND GARAGE**

Your application for full planning permission dated 25 November 1998 and received on 02 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 04 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02039/98/FUL

Date of Decision: 04 March 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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall 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: To ensure a satisfactory appearance to the development.

3. The windows in the side elevations of the dwellings hereby approved shall be permanently fitted with obscure glazing unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of residential amenity.

4. No work shall be started on site until detailed proposals indicating vehicle parking, access, tree protection and sectional details shall have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development.

5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of either dwellinghouse without the prior written approval of the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjoining properties and to protect existing vegetation.