

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



PAUL BURDESS ARCHITECT
31 RINGSHALL
BERKHAMSTED
HERTS
HP4 1ND

A P FRANKLIN LTD
UNIT D
SAUNDERS & BROOMS YARD
EBBERNS ROAD
HEMEL HEMPSTEAD HERTS
HP3 9RD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02112/99/FUL

15 HIGHCROFT ROAD, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BU
REPLACEMENT DWELLING

Your application for full planning permission dated 01 December 1999 and received on 09 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 18 February 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02112/99/FUL

Date of Decision: 18 February 2000

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: To ensure a satisfactory appearance to the development.

3. No development shall take place until details of landscaping shall have been submitted to and approved in writing by the local planning authority. These details shall include the size, species, positions and density of all trees, shrubs etc. to be planted and the proposed time of planting. The landscaping proposals 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.

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 development hereby permitted shall not extend to the proposed garage indicated on the site plan of Drawing No. 383 P L 06B.

Reason: For the avoidance of doubt.