

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TECHNICAL DESIGN PARTNERSHIP
153-155 LONDON ROAD
HEMEL HEMPSTEAD
HERTS
HP3 9SQ

BEECHWOOD HOMES LTD
BEECHWOOD HOUSE
WYLLYOTTS CLOSE
POTTERS BAR
HERTS
EN6 2HN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02154/99/FUL

SAYLES, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3
0BH
ERECTION OF 2 DETACHED HOUSES AND 1 DETACHED GARAGE

Your application for full planning permission dated 16 December 1999 and received on 17 December 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnard'. The signature is written in a cursive, flowing style.

Director of Planning

Date of Decision: 13 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02154/99/FUL

Date of Decision: 13 March 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. 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. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 1054 03 C.

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

6. 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, and F.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

7. The erection of fencing, as shown on Drawing No. 1054 03 C, 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.

8. The driveway to Plot 2 shall be formed using a "no dig" construction.

Reason: In order to ensure that damage does not occur to the trees in the vicinity of the driveway during construction.