



PLANNING

Civic Centre Marlowes
Hemel Hempstead
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MR I BARNET
59 DITCHFIELD ROAD
HODDESDON
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EN11 9HS

Applicant:

FAIRCLOUGH HOMES LTD
FAIRCLOUGH HOUSE
CHURCH STREET
WARE
HERTS
SG12 9EF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00013/98/FUL

**CHURCHILL, GRAEMESDYKE ROAD, BERKHAMSTED, HERTS, HP4 3LY
DEMOLITION OF EXISTING BUILDING AND ERECTION OF FOUR STOREY
BUILDING COMPRISING 12 FLATS AND THREE STOREY BUILDING
COMPRISING 2 FLATS (REVISED APPLICATION)**

Your application for full planning permission dated 05 January 1998 and received on 07 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00013/98/FUL

Date of Decision: 26 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 materials to be used in the construction of the development shall be those set out in the Schedule of External Finishes dated 26 January 1998 and received by the local planning authority on 11 March 1998.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place on the construction of block B hereby permitted until protective fencing consisting of 2.4m high close-boarded sterling board and mounted on a scaffold framework shall have been erected in the positions as indicated on Drawing No. 150.1 Rev B of plan 4/0013/98FUL.

Reason: In order to ensure that no further damage occurs to the Oak tree during building operations.

4. All planting, seeding or turfing comprised in the landscaping details hereby approved shall be carried out in the first planting and seeding season following the occupation of any of the units or the completion of the development, whichever is the sooner and any trees, plants or shrubs 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, plant 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. Only the following works shall be carried out to the preserved Oak tree and the works shall be carried out in accordance with B.S. 3998 1989 Recommendations for tree work:

- remove the over extended branch back to the existing canopy line or to a suitable branch junction.

A minimum of five working days notice shall be given to the local planning authority of the intention to carry out the approved works, and no work shall be carried out until agreed on site by a representative of the authority.

Reason: To ensure an acceptable standard of tree work in the interests of maintaining the amenity value of the tree.