



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR P F E MARK
KENWOOD COTTAGE
CROYDON
NR ROYSTON
HERTS
SG8 0DR

Applicant:

SIR CHRISTOPHER WALFORD
ROSE COTTAGE
17 BANK MILL
BERKHAMSTED
HERTS
HP4 2ER

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00041/98/OUT

ROSE COTTAGE, 17 BANK MILL, BERKHAMSTED, HERTS, HP4 2ER
2 DETACHED DWELLINGS AND GARAGES INCLUDING CONVERSION OF AN
OUTBUILDING, PART DEMOLITION OF EXISTING GARAGE AND
ALTERATIONS TO ACCESS

Your application for outline planning permission dated 13 January 1998 and received
on 14 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00041/98/OUT

Date of Decision: 20 March 1998

1. Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The plans and particulars submitted in accordance with condition 1 above shall include details of the size, species, and positions or density of all trees and shrubs to be planted, and the proposed time of planting.

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

5. If within a period of five years from the date of the planting of any tree or shrub that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective,) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

6. The trees shown for retention on the approved Drawing No. 10.54/01 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

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

7. 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. 10.54/01.

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

8. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.