



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

CAPENER CROSS PARTNERSHIP  
SALTER HOUSE  
CHERRY-BOUNCE  
HEMEL HEMPSTEAD  
HERTS

Applicant:

D JOYNER & B STEERS  
THE HOCKERIDGES  
GRAEMESDYKE ROAD  
BERKHAMSTED  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00059/98/FUL

THE SMOKE HOUSE, MIDDLE ROAD, BERKHAMSTED, HERTS, HP4 3EQ  
CONVERSION AND EXTENSION TO FORM TWO BEDROOM DWELLING

Your application for full planning permission dated 14 January 1998 and received on 20 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 13 August 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00059/98/FUL**

Date of Decision: 13 August 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. No development shall take place until details of the rooflights and 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 and in the interests of the visual amenities of the Conservation Area.

**3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the building is occupied.**

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

**4. The building shall not be occupied until the area shown coloured orange on Drawing No. P001 Rev A has been drained and surfaced in accordance with details submitted and approved by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

**5. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed or inserted.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**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 and C.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.



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

**4. The building shall not be occupied until the area shown coloured orange on Drawing No. P001 Rev A has been drained and surfaced in accordance with details submitted and approved by the local planning authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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