

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0149/95

Mr A Gowland
1 Beechwood Park
Hemel Hempstead
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land rear of 99 George Street, Berkhamsted, Herts

ONE DETACHED DWELLING

Your application for *full planning permission* dated 10.02.1995 and received on 13.02.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.07.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0149/95

Date of Decision: 18.07.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Notwithstanding the details shown on approved drawing no: 9509/1A no work shall commence on the development hereby permitted until samples of the materials to be used shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall commence on the development hereby permitted until details of landscaping, including ground surfacing materials, boundary treatment and numbers, species and proposed planting location of all new trees, shrubs and hedgerows, shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development comprised in Classes A, B, C, D or E of Part 1 of Schedule 2 to that Order shall be carried out without the prior, express written permission of the local planning authority.

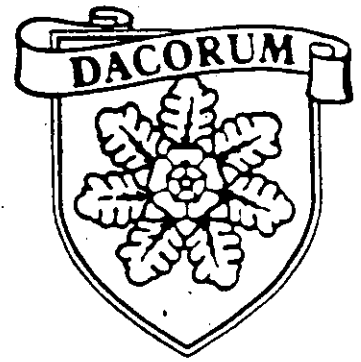
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Cont'd



CONDITIONS APPLICABLE
TO APPLICATION: 4/0149/95

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6. The first floor bedroom windows on the north elevation coloured green on drawing no. 9509/1A shall be a sill level of at least 1.8 metres above the finished floor level of the first floor of the dwelling hereby permitted.

Reason: To safeguard the privacy and residential amenity of surrounding dwellings.

7. The first floor windows on the south elevation coloured yellow on drawing no. 9509/1A shall be fitted and thereafter permanently maintained with obscured glazing and shall be of a non-opening type.

Reason: To safeguard the privacy and residential amenity of surrounding dwellings.

8. The dwellinghouse hereby permitted shall not be occupied until the three parking spaces coloured blue on drawing no. 9509/1A shall have been provided and these spaces shall not thereafter be used other than for the parking of vehicles.

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

