



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MAURICE PHILLIPS PARTNERSHIP
30 BOVINGDON GREEN
BOVINGDON
HEMEL HEMPSTEAD
HERTS
HP3 0LB

Applicant:
MRS S J GERVAISE-JONES
29 BOVINDON GREEN
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00201/98/FUL

ADJ 30, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD, HERTS, HP3
HOUSE AND GARAGE

Your application for full planning permission dated 02 February 1998 and received on
10 February 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 02 July 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00201/98/FUL

Date of Decision: 02 July 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 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. The construction of the dwelling hereby permitted shall not commence until the front wall and pier at No. 30 Chipperfield Rd shall have been removed and replaced as shown on Plan 4/0201/98FUL.

Reason: In the interests of highway safety.

4. The landscape planting shown on plan 4/0201/98FUL shall be planted within the first planting season following the commencement of development on the site; and any trees or plants which within a period of 5 years from the completion of the development 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. The interplanting referred to on Drawing MP 636:01 shall take place between points A and B as shown on that drawing.

Reason: To maintain and enhance visual amenity.

5. Prior to the commencement of any development on the site, protective fencing shall be erected in the position indicated by a dotted red line on Drawing No. MP 636:01. The chestnut paling shall be erected on a 1.2 m scaffold frame.

Reason: To maintain and enhance visual amenity.

6. The existing Laurel, Holly and Oak trees shall be retained and shall not be removed, reduced or pruned without the prior written approval of the local planning authority. Notwithstanding the details shown on Drawing No. MP 636:01, the existing Laurel hedge shall not be reduced below a height of 4 m.

Reason: To maintain and enhance visual amenity.

7. The windows coloured yellow on Drawing No. MP 636:02 shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

8. There shall be no further windows inserted within the building hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

9. 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, F, G and H;
Part 2 Classes A, B and C.**

Reason: In the interests of residential and visual amenity.