

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



TEMPIETTO LTD  
26 LOWER KINGS ROAD  
BERKHAMSTED  
HERTS  
HP4 2AB

MR & MRS S ABRAMIAN & MR & MRS G CONSTABLE  
100 & 102 KINGS ROAD  
BERKHAMSTED  
HERTS  
HP4 3BP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00208/00/OUT

REAR OF 100 & 102, KINGS ROAD, BERKHAMSTED, HERTS  
TWO 3 BEDROOM DETACHED HOUSES

Your application for outline planning permission dated 04 February 2000 and received on 07 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'C. Kimber' or similar, written in a cursive style.

Director of Planning

Date of Decision: 12 April 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00208/00/OUT**

Date of Decision: 12 April 2000

**1. Approval of the details of the 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. 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.

**5. The details of landscaping required by Condition 1 above to be submitted shall include proposed finished levels or contours, all means of enclosure, and all areas of hard surfacing (with proposed materials), together with schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.**

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

**6. The approved landscape details for the site shall be carried out prior to the**

occupation of either dwelling or in accordance with a programme agreed with the local planning authority.

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

7. In this condition "retained tree" means an existing tree which is to be retained in accordance with the landscaping details approved in accordance with Condition 1 above; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8. Neither of the dwellings hereby permitted shall be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 1079/06A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

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 in respect of either dwellinghouse without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E and G;  
Part 2 Classes A.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

**10. 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) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellinghouse to which they relate and they shall not be converted or adapted to form living accommodation.**

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

**11. No development shall take place until details of the proposed slab levels of the dwellinghouses in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed with the approved slab levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.