



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TEMPIETTO LTD
26 LOWER KINGS ROAD
BERKHAMSTED
HERTS
HP4 2AB

CHIPPERFIELD LAND COMPANY LTD
CHIPPERFIELD
KINGS LANGLEY
HERTS
WD4 9ER

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00215/99/FUL

POTTEN END MOTORS LTD, WATER END ROAD, POTTEN END,
BERKHAMSTED, HERTS, HP4 2QW
FIVE THREE BEDROOM DETACHED HOUSES AND ASSOCIATED GARAGING

Your application for full planning permission dated 05 February 1999 and received on 08 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 07 May 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00215/99/FUL

Date of Decision: 07 May 1999

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 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.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include plans showing trees to be retained, details of the specification and position of fencing for the protection of any retained tree from damage during the course of development, hard surfacing materials, refuse or other storage units where relevant.

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

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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

5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

6. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of five years 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.

7. The means of enclosure within and around the site indicated on Drawing No. 1019/01B shall be constructed or erected prior to the first occupation any of the dwellings hereby permitted.

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

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 1019/01B 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 without the prior written approval of the local planning authority:

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

Part 2 Class 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 and to safeguard and maintain the strategic policies of the local planning authority.

10. The buildings hereby permitted shall be constructed in accordance with the details of levels and slab levels that are shown on Drawing no. 1019/01B unless otherwise agreed in writing by the local planning authority.

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