



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

COLLIS JOYNER DEVELOPMENTS  
THE HOCKERIDGES  
GRAEMESDYKE ROAD  
BERKHAMSTED  
HERTS  
HP4 3LX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00296/99/RET

THE SMOKE HOUSE, MIDDLE ROAD, BERKHAMSTED, HERTS, HP4 3EQ  
RESUBMISSION FOR GABLE WINDOWS AND FRONT PANEL OF PLANNING  
PERMISSION 4/00059/98FUL.

Your application for retention of development already carried out dated 17 February 1999 and received on 19 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00296/99/RET**

Date of Decision: 25 March 1999

1. Prior to the development hereby permitted being brought into use the courtyard area adjoining Middle Road shall be surfaced using Marshalls Tegula Driveset 50 concrete set paving or such other materials as may be agreed in writing with the local planning authority. This area shall not be used thereafter for any purpose other than the parking of vehicles.

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

2. 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 and E.**

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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected between the south-east elevation of the dwellinghouse hereby permitted and the boundary of the application site with Middle Road.

Reason: In the interests of the highways safety and of preserving the visual amenities of the Conservation Area.

4. 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.

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

5. The dwelling shall not be occupied 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 dwelling is occupied.

Reason: In the interests of residential amenities.