

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



ANDREW KING ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP42PD

EARLY KEY LTD
CHILTERN PLACE
NUP END LANE
WINGRAVE
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00376/98/FUL

**HERKOMER, HUDNALL COMMON, LITTLE GADDESSEN, BERKHAMSTED,
HERTS, HP4 1QL
REPLACEMENT DWELLING**

Your application for full planning permission dated 01 March 1998 and received on 03 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 29 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00376/98/FUL

Date of Decision: 29 April 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. **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, E and G, Part 2 Class A

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

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) the double garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: To ensure the satisfactory provision of vehicle parking facilities within the site and to preclude the requirement for further garage buildings in an area of development restraint.

5. **Before any work starts on site chestnut paling protective fencing (in accordance with B.S. 5837 Trees in relation to construction) shall be erected as follows:**
 - (a) **at a distance of not less than 4.5 m from the silver birch located near the proposed garage;**
 - (b) **at a distance of not less than 2 m along the entire length of the beech hedge on the western boundary;**

the southern boundary.

Reason: To ensure proper protection for the trees and hedge that are to be retained.

NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER