

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR G BUSHBY  
CGB PARTNERSHIP  
AUDLEY HOUSE  
NORTHBRIDGE ROAD  
BERKHAMSTED  
HERTS  
HP4 1EH

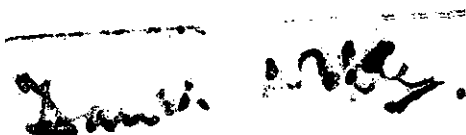
MR PALMER  
HANDSWORTH  
CROSS OAK ROAD  
BERKHAMSTED  
HERTS  
HP4 3JB

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00389/98/OUT**

**HANDSWORTH, CROSS OAK ROAD, BERKHAMSTED, HERTS, HP4 3JB  
DETACHED BUNGALOW (OUTLINE)**

Your application for outline planning permission dated 27 February 1998 and received on 05 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 15 May 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00389/98/OUT**

Date of Decision: 15 May 1998

1. **The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building and the means of access thereto which shall have been approved by the local planning authority, 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 all matters reserved in Condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:**

**(i) the expiration of a period of five years commencing on the date of this notice.**

**(ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. **Details submitted in accordance with Condition 1 hereof shall include:**

**(a) refuse collection arrangements to be a maximum of 30 m from Cross Oak Road;**

**(b) garaging, parking and circulation arrangements.**

Reason: To ensure a satisfactory development.

4. **The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.**

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or 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.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no enlargement of the dwelling hereby permitted consisting of an addition or alteration to its roof, without the express written permission of the local planning authority.

Reason: To ensure a satisfactory development.

7. All existing boundary hedges shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of the development.

Reason: To ensure a satisfactory appearance.