



PLANNING

Civic Centre Marlowes
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JOHNSON AND PARTNERS
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Applicant:

E GREENHAM LTD
121 HIGH STREET
BERKHAMSTED
HERTS
HP4 2DJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00446/98/FUL

ADJ. 2 & 3, AUSTINS MEWS, HIGH STREET, HEMEL HEMPSTEAD, HERTS
ONE DWELLING

Your application for full planning permission dated 11 March 1998 and received on 12 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00446/98/FUL

Date of Decision: 10 August 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. Notwithstanding the details of the bricks and tiles specified by Drawing No.2770/02/rev.A and by Form TP1, this planning permission does not relate to these specified materials.

Reason:In the interests of the visual amenity of the Conservation Area and for the avoidance of doubt. It is considered that the use of yellow bricks and red tiles (unless very dark red tiles) will create a strident feature within the Conservation Area rather than complementing its character and appearance. Brown tiles are acceptable.

3. The roof tiles used for the development hereby permitted shall be plain clay tiles. No development shall take place until samples of the tiles have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason:In the interests of the visual amenities of the Conservation Area and for the avoidance of doubt.

4. No development shall take place until samples of the bricks 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: In the interests of the visual amenities of the Conservation Area.

5. Within 3 months of the date of this planning permission detailed drawings relating to the timber framed windows, cill and window heads , the timber garage door (dark stained) and the balcony shall be submitted to and approved by the local planning authority. The development shall be carried out fully in accordance with the approved details.

Reason:In the interests of the visual amenities of the Conservation Area.

6. All the guttering and the downpipes of the dwellinghouse hereby permitted shall be of cast iron or aluminium and painted black at all times.

Reason: In the interests of the visual amenities of the Conservation Area.

7. 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, other openings or any other alterations other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the visual amenities of the Conservation Area and to safeguard the residential amenity of Nos. 2 and 3 Austins Mews.

8. 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 garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellinghouse and it shall not be converted or adapted to form living accommodation without the express written permission of the local planning authority.

Reason: To ensure that the dwellinghouse is at all times served with adequate parking within its curtilage and in the interests of highway safety.

9. The dwellinghouse hereby permitted shall only comprise two bedrooms and not be occupied until the garage and parking space shown on Drawing No. 2770/02 rev A have been provided and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure that the dwellinghouse is at all times served with adequate parking within its curtilage and in the interests of highway safety.

10. The lower section of the panes of the window facing Abbey Mews on Drawing No.277/02/rev A shall be installed with obscure glass and be of a fixed type at all times and the height of the middle glazing bar coloured green on the above drawing shall measure 1.6m above finished first floor level.

Reason: In the interests of safeguarding the residential amenity of Nos. 1 and 2 Abbey Mews.

11. Development shall not commence until a scheme for protecting the dwellinghouse hereby permitted from noise shall have been submitted to and approved by the local planning authority and all the works which form part of the scheme shall be completed before the dwellinghouse is first occupied and thereafter all the measures shall be permanently retained to the satisfaction of the local planning authority.

Reason: In the interests of safeguarding the residential the amenity of the dwellinghouse hereby permitted.

12. No development shall take place until the applicant, or their agents or

successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

13. Details of any exterior lighting installed at the site shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area and to safeguard the residential amenity of 1 and 2 Abbey Mews.

14. There shall be no gates erected between the parking space/driveway and the access road unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety.