



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR J J EMMS RIBA  
CROESO COTTAGE  
PARK LANE  
FEN DRAYTON  
CAMBRIDGE  
CB4 5SW

Applicant:  
MR & MRS R J HILLMAN  
LOW DENE  
BROWNS SPRINGS  
POTTEN END, BERKHAMSTED  
HERTS  
HP4 2SQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00458/98/FUL

**LOWDENE, BROWNS SPRING, POTTEN END, BERKHAMSTED, HERTS, HP4 2SQ  
DEMOLISH EXISTING DWELLING AND CONSTRUCT NEW DWELLING**

Your application for full planning permission dated 13 March 1998 and received on 16 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 June 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00458/98/FUL**

Date of Decision: 12 June 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.**

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

**4. The boundary hedge along the side boundary adjacent to the bridleway shown for retention on the approved Drawing No. 480.100 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned 1 metre from the existing hedgerow.**

Reason: In order to ensure that damage does not occur to the hedgerow and bank adjacent to the bridleway during building operations.

**5. No materials, plant, soil or spoil shall be stored within 2 metres of the side boundary hedgerow adjacent to the bridleway as shown on Drawing No. 480.100.**

Reason: In order to ensure that damage does not occur to the hedgerow or structural damage does not occur to the bank during building operations.

**6. The trees shown for retention on the approved Drawing No. 480.100 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 480.100 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.

8. The windows at first floor level (to bedrooms 2 and 3) in the east elevation of the development hereby permitted shall be non opening and shall be permanently fitted with obscured glass, unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the amenity of adjoining residents.

9. No windows other than those shown on the approved Drawing Nos. 3B and 4B shall be inserted in the building hereby permitted.

Reason: In the interests of the amenity of adjoining residents.

10. 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 D.

Reason: In the interests of the residential amenities.

- extensions
- addition to roof
- alt to roof
- porch