



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING & ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

R C HEWITSON
PICCOTTS END GARAGE
PICCOTTS END LANE
HEMEL HEMPSTEAD
HERTS
HP2 6JH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00463/99/FUL

PICCOTTS END GARAGE, PICCOTTS END LANE, HEMEL HEMPSTEAD, HERTS,
HP2 6JH
DEMOLITION OF EXISTING WORKSHOP PREMISES, CONSTRUCTION OF 3NO 2
BEDROOM COTTAGES INCLUDING GARAGING AND PARKING

Your application for full planning permission dated 03 March 1999 and received on 16
March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 August 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00463/99/FUL

Date of Decision: 24 August 1999

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. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

4. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

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

5. 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.

6. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing No. RH100B 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. No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

9. 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, D, E, F, G and H]
Part 2 Classes [A, B and C].**

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.

10. No development shall take place until details of the proposed rooflights have been submitted to and approved by the local planning authority. The approved details shall be used in the implementation of the development.

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

11. The doors and windows shall be white painted unless agreed in writing with the local planning authority.

Reason: In the interests of the character and appearance of the conservations area.