

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00464/99/FUL

**THE PENNYFARTHING, 296-298 HIGH STREET, BERKHAMSTED,
HERTFORDSHIRE, HP4 1AH**
SINGLE & TWO STOREY REAR EXTENSIONS, FIRST AND SECOND FLOOR
COURTYARD EXTENSION, REAR DORMER WINDOWS AND BIN STORE

Your application for full planning permission dated 15 March 1999 and received on 15 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barker'.

Director of Planning

Date of Decision: 27 May 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00464/99/FUL

Date of Decision: 27 May 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. These details shall include details of materials to be used in the construction of the dormer windows and the bin store and details of the proposed external cladding. 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. These details shall include hard surfacing materials, details of trees to be retained and minor artefacts and structures .

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. 040399 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. Prior to the development hereby permitted being brought into use the garage/store shown on Drawing No. 1942/11 shall be demolished and the materials removed from the site.

Reason: In the interests of enhancing the visual amenity of the Conservation Area.