



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TEMPIETTO LTD
26 LOWER KINGS ROAD
BERKHAMSTED
HERTS
HP4 2AB

PREMIERE PROPERTY INVESTMENTS LTD
PO BOX 312
HEMEL HEMPSTEAD
HERTS
HP2 79B

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00467/99/FUL

WRIGHT & WRIGHT (TRING) LTD, 110 WESTERN ROAD, TRING, HERTS,
HP234BL
SIX SEMI DETACHED HOUSES WITH ASSOCIATED GARAGES AND CAR PORTS.
ALTERATION TO ACCESS

Your application for full planning permission dated 14 March 1999 and received on 16 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 23 July 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00467/99/FUL

Date of Decision: 23 July 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. The development hereby permitted shall be constructed in Milton Hall Medium Red facing bricks and Olway Old Welsh Blue roof slates, or such other materials as may be agreed in writing by the local planning authority.

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

3. Notwithstanding the requirements of Condition 2, no development shall take place until details of the material, colour and finish of all joinery, porches, cills, boundary walls, railings and details of the materials to be used in the construction of dormer cheeks of the development shall 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.

4. The scheme of enclosure indicated on the approved Drawing No. 1028/06A shall be provided at the same time as the buildings to which the enclosures relate are constructed.

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

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 1028/01D 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.

6. 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 and E.

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.

7. The window at first floor level on the side elevation of each of the houses hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

8. The roof lights hereby permitted shall be Conservation Rooflights, or such other type or design of roof light as may be agreed in writing by the local planning authority.

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

9. The development shall be carried out in accordance with the advice and recommendations contained in the Site Investigation Report dated December 1998 prepared by LBH Wembley Geotechnical & Environmental. None of the dwellings shall be occupied until a Validation Certificate and summary report, detailing the work carried out, has been submitted to the local planning authority.

Reason: To ensure that the issue of contamination on the site is adequately addressed and to ensure a satisfactory development.