



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

CREST HOMES (EASTERN) LTD  
PROGRESSION CENTRE  
MARK ROAD  
HEMEL HEMPSTEAD  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00609/98/FUL

**59-61, COVERT ROAD, NORTHCHURCH, BERKHAMSTED, HERTS**  
DEMOLITION OF 2NO EXISTING DWELLINGS, CONSTRUCTION OF 7NO  
DETACHED RESIDENTIAL DWELLINGS AND ACCESS ROAD

Your application for full planning permission dated 31 March 1998 and received on 02 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 August 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00609/98/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. 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. These details shall include proposed finished levels or contours, hard surfacing materials and minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc).**

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.