



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

CREST HOMES (EASTERN) LTD  
CREST HOUSE, PROGRESSION CENTRE  
MARK ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP2 7DW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00615/99/FUL

REAR OF 55 & 57, COVERT ROAD, NORTHCHURCH, BERKHAMSTED, HERTS  
DETACHED DWELLING (REVISED SCHEME)

Your application for full planning permission dated 30 March 1999 and received on 06 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 May 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00615/99/FUL**

Date of Decision: 14 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. The development shall be carried out in accordance with the following Schedule of Materials:**

**Facing bricks:            Ibstock Western Red Mixture**

**Main roof tile:           Redland Grovebury Breckland Brown**

**Porch/bay roof tile:    Redland Plain Breckland Brown**

**Joinery:                    White**

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 shown on Drawing no. CR/13999/01. The works shall be carried out prior to the occupation of the dwelling hereby permitted 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 erection of fencing for the protection of any retained trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor any excavation be made without the written consent of the local planning authority.**

Reason: To maintain the health and a satisfactory appearance of the tree and in the interests of the amenities of the area.

**5. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

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

**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 or 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.