



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MARTIN DOWLING ARCHITECTS
40 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AE

TRUMBOS LTD
282 FINCHLEY ROAD
HAMPSTEAD
LONDON
NW3 7AD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00650/99/FUL

112-118 HIGH STREET, BERKHAMSTED, HERTS, HP4
NEW SECOND FLOOR, CHANGE OF USE FIRST FLOOR RESTAURANT TO
RESIDENTIAL, CHANGE OF USE GROUND FLOOR RETAIL TO A3 USE,
DEMOLITION OF EXISTING GARAGES

Your application for full planning permission dated 31 March 1999 and received on 12 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 29 July 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00650/99/FUL

Date of Decision: 29 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. Notwithstanding the details submitted on the schedule of external finishes, no development shall take place until samples of the materials proposed to be used on the external walls/roofs 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 character and appearance of the Conservation Area.

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 the car parking layout, hard surfacing materials, and proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

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

4. 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.

5. The development hereby permitted shall not be occupied until the parking arrangements shown on Drawing No. 288/14 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 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.

7. The bathroom and kitchen windows at first floor level in the rear elevation and the bedroom 1 and en suite windows in the second floor rear elevation of the development 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 amenity of adjoining residents.

8. The car parking spaces identified as Nos. R1 - R10 on Drawing No. 288/14 shall remain permanently available for the parking of vehicles associated with the residential use of the building.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.