



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR A KING
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:
MR & MRS K MYERS
BLUE CEDARS
SHEETHANGER LANE
FELDEN, HEMEL HEMPSTEAD
HERTS
HP3 0BG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00706/98/FUL

BLUE CEDARS, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS,
HP3 0BG
DETACHED DWELLING

Your application for full planning permission dated 17 April 1998 and received on 20 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00706/98/FUL

Date of Decision: 12 June 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.

Reason: To ensure a satisfactory appearance to the development.

3. No work shall be started on the development hereby permitted until full details of tree protection measures and the type of construction of the driveway shall have been submitted to and approved in writing by the local planning authority.

Reason: In order to preserve existing trees on the site.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 4/0706/98 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure satisfactory provision of curtilage parking.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity

6. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

7. 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, E, F, G and H;
Part 2 Classes A, B and C.**

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity..

8. There shall be no further windows inserted within the dwelling hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.