



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR R C BECK
SAXTON DESIGN
6 MAYTHORNE CLOSE
WATFORD
HERTS
WD1 7JU

Applicant:

COUNTRY & METROPOLITAN HOMES
HAREFIELD HOUSE
HIGH STREET
HAREFIELD
MIDDLESEX
UB9 6RH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00711/98/FUL

168 AND ADJ 166, GEORGE STREET, BERKHAMSTED, HERTS, HP4
8NO HOUSES WITH PARKING AND ACCESS ROAD (RESUBMISSION)

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

Director of Planning

Date of Decision: 16 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00711/98/FUL

Date of Decision: 16 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. 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 and to safeguard the visual amenities of the adjoining Conservation Area.

3. No development shall take place until full details of hard 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 hard surfacing materials and refuse units.

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

4. Any tree or shrub which forms part of the approved scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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 prior to the occupation of any part of the development hereby permitted or in accordance with the 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.

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, E, F, G and H

Part 2 Classes A, B and C.

Reason: In the interests of the residential amenities of the occupants of the existing and new properties.

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

Reason: To protect residential amenities.

8. None of the houses hereby permitted shall be occupied until the arrangements for vehicle access, parking and turning shown on the approved plans 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.

9. None of the houses hereby permitted shall be occupied until the arrangements for vehicle access, parking and turning shown on the approved plans 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.

10. Development shall not begin until details of the junction between the proposed service road and the highway shall have been approved by the local planning authority, and none of the houses shall be occupied until the junction shall have been constructed in accordance with the approved details.

Reason: In the interests of highway safety.



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Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenities of the adjoining Conservation Area.

3. No development shall take place until full details of hard 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 hard surfacing materials and refuse units.

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

4. Any tree or shrub which forms part of the approved scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H

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

9. None of the houses hereby permitted shall be occupied until the arrangements for vehicle access, parking and turning shown on the approved plans 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.

10. Development shall not begin until details of the junction between the proposed service road and the highway shall have been approved by the local planning authority, and none of the houses shall be occupied until the junction shall have been constructed in accordance with the approved details.

Reason: In the interests of highway safety.