



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR M JENNER
1A ASHLEY GREEN ROAD
CHESHAM
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00726/97/OUT

REAR 12-20, SEYMOUR ROAD, NORTHCHURCH, BERKHAMSTED, HERTS, HP4
DEMOLITION OF 19A SEYMOUR ROAD AND THE ERECTION OF 10 DWELLINGS
AND NEW ACCESS.

Your application for outline planning permission dated 09 May 1997 and received on
09 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 31 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00726/97/OUT

Date of Decision: 31 March 1999

1. Approval of the details of the siting, design and external appearance of the buildings, including samples of the materials to be used in the construction of the external surfaces, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

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. Any tree or shrub which forms part of the approved landscaping 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.

6. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition (1) above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.

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

7. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking approved in accordance with Condition (7) hereof shall have been provided, and they shall not be used thereafter otherwise than for the parking of vehicles.

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

9. 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 the building works shall not be commenced until that junction has been constructed in accordance with the approved details.

Reason: In the interests of highway safety.

10. The details to be submitted for approval in writing by the local planning authority in accordance with Condition (1) above shall include details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall be constructed with slabs at levels that have been approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

11. 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 and 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.