



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

D CLARKE
47 GRAVEL LANE
HEMEL HEMPSTEAD
HERTS
HP11SA

MR B EXCELL
GREEN BRIARS
SHENSTONE HILL
BERKHAMSTED
HERTS
HP42PA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00837/99/FUL

ADJ. GREEN BRIARS, SHENSTONE HILL, GRAVEL PATH, BERKHAMSTED,
HERTS
DETACHED DWELLING

Your application for full planning permission dated 05 May 1999 and received on 07 May 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 03 August 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00837/99/FUL

Date of Decision: 03 August 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. No development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development 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: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of the location and type of tree and hedge protection fencing shall have been submitted to and approved in writing by the local planning authority.

Reason: In order to ensure damage does not occur to the trees and hedges during building operations.

4. The tree and hedge protection fencing submitted in accordance with condition 3 above shall be erected prior to any works or development commencing on site and shall be maintained until the completion of the development hereby approved.

Reason: In order to ensure that damage does not occur to the trees and hedges during building operations.

5. No materials, plant, soil or spoil shall be stored within the area which is fenced in accordance with condition 3 above.

Reason: In order to ensure that damage does not occur to the trees and hedges during building operations.

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, and D.

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.

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

8. The window at first floor level in the northern elevation of the dwelling hereby permitted shall be top hung opening only and 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.