



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING AND ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:

CHIPPERFIELD LAND CO LTD
KINGS WORKS
KINGS LANE
CHIPPERFIELD
HERTS
WD4 9ER

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00847/98/FUL

REAR OF WOODRISING, BALCARY GARDENS, BERKHAMSTED, HERTS
TWO DETACHED DWELLINGHOUSES

Your application for full planning permission dated 14 May 1998 and received on 15 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 09 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00847/98/FUL

Date of Decision: 09 October 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 proposed to be used on the roofs of the dwellings 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: To ensure a satisfactory appearance to the development.

3. 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;
Part 2 Class A.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings and the area in general.

4. 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 hard surfacing materials 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.

5. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

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

6. 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 the dwellings 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.

7. 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.

8. The trees shown for retention on the approved Drawing No. WR101B shall be protected during the whole period of site excavation and construction in accordance with a scheme which shall be submitted to and approved in writing by the local planning authority before any development is commenced on site. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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