



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING AND ASSOCIATES
FOLLY BRIDGE HOUSE
BULBOURNE
TRING
HERTS

Applicant:

DOVEGREEN PROPERTIES LTD
45 GREEN LANE
CHESHAM BOIS
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01009/97/FUL

REAR 25-26 OAKWOOD, SHOOTERSWAY, BERKHAMSTED, HERTS, HP4
DETACHED HOUSE AND GARAGE

Your application for full planning permission dated 16 June 1997 and received on 23 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 October 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01009/97/FUL

Date of Decision: 16 October 1997

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. Sight lines of 2.4 m by 35 m shall be provided at the junction of the proposed access with Shootersway and these shall be retained clear of obstruction between 0.6 m and 2m above carriageway level.

Reason: In the interests of highways safety.

3. The driveway and access shall be constructed in accordance with details which shall be submitted to and approved in writing by the local planning authority prior to occupation of the dwelling hereby approved.

Reason: To safeguard the users of the adjacent bridleway.

4. No works or development shall take place until full details of all proposed landscaping and the proposed times of planting have been agreed in writing with the local planning authority; all planting shall be carried out in accordance with the approved details and at the approved times.

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

5. If within a period of 5 years from the date of the planting of any tree or shrub, or of any planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same size and species as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

6. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the dwelling:

(a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

(b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority;

(c) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be retained 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: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

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 and G; and
Part 2 Classes A and B.

Reason: In the interests of maintaining the residential character of the area.

8. Details of the materials to be used on the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the local planning authority, before the development commences. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.