



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

Lardi Cox And Partners
Maylands House,
Maylands Avenue,
Hemel Hempstead,
HERTS

Applicant:
G Huxtable
Cherry Beam
St Margarets
Great Gaddesden
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01037/96/FUL

DEER LEAP GARAGE RINGSHALL BERKHAMSTED HERTS
DEMOLITION OF EXISTING GARAGE AND OUTBUILDINGS, ERECTION OF 4
DETACHED DWELLINGS AND GARAGES

Your application for full planning permission dated 08 August 1996 and received on 12 August 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 January 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01037/96/FUL

Date of Decision: 14 January 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 shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the character and appearance of the Conservation Area.

3. Notwithstanding the details shown on Drawing No D2106/02 Rev A, no development shall take place until full details of both hard and soft landscape works, including all means of enclosure and hard surfacing materials, shall have been submitted to and approved in writing by the local planning authority.

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

4. 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 where appropriate) and an implementation programme.

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

5. 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.

6. 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.

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 and H; Part 2 Class A.

Reason: In the interests of the character and appearance of the Conservation Area.

8. No development shall take place within the application site until the applicant, or the applicant's agent or successor in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking (including garages) and vehicular circulation shown on Drawing No. D2106/02 Rev A 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. Vehicular access to the site shall only be taken from Nettleden Road.

Reason: To ensure a satisfactory means of access and to enable environmental improvements to be made through the closure and landscaping of the existing access to the B4506.

11. No work shall commence on the development hereby permitted until there has been submitted to and approved by the local planning authority details of the closure of the existing access to the B4506 (Ringshall Road). No part of the development shall be occupied until this existing access shall have been closed in full accordance with the approved details.

Reason: To ensure a satisfactory development and means of access, and to secure highway and environmental improvements.

12. None of the houses hereby permitted shall be occupied until the access to Nettleden Road and that part of the turning area for vehicles shown on Drawing No. D2106/02 within the area edged blue shall have been constructed and made available for use.

Reason: To ensure a satisfactory means of access to, and turning area for, the development.