



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

JOHN C A PROCTOR
24 EGERTON ROAD
BERKHAMSTED
HERTS
HP4 1DU

Applicant:
MR T P GILL
4 BENCHLEYS ROAD
HEMEL HEMPSTEAD
HERTS
HP1 2AQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01066/98/FUL

4 BENCHLEYS ROAD, HEMEL HEMPSTEAD, HERTS, HP1 2AQ
CONSTRUCTION OF 2NO TWO BEDROOM TERRACED DWELLINGS, GARAGING,
CAR PARKING AND ASSOCIATED WORKS.

Your application for full planning permission dated 16 June 1998 and received on 19 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01066/98/FUL

Date of Decision: 24 August 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 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. 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.

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

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.

4. 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.

5. The development hereby permitted shall not be occupied until the parking arrangements as indicated on drawing number 295 3 rev E of plans 4/1066/98 shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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