

CONDITIONS APPLICABLE TO APPLICATION: 4/01076/97/FUL

Date of Decision: 3 September 1997

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, G and H
Part 2 Classes A, B and C.**

Reason: In the interests of the residential amenity and in order to protect existing trees.

8. No development shall take place until details of the proposed slab levels of the new dwelling in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The dwelling shall be constructed in accordance with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and access shown on Drawing No. 712/P/1 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 and access facilities.



PLANNING

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Applicant:

KINGSWAY HOMES LTD
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BEACONSFIELD
BUCKS
HP9 1HQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01076/97/FUL

ADJ OLD PASTURES, LONDON ROAD, HEMEL HEMPSTEAD, HERTS, HP1
ERECTION OF DETACHED DWELLING AND GARAGE

Your application for full planning permission dated 4 July 1997 and received on 7 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 3 September 1997

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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 and to safeguard the character and appearance of the Listed Building.

3. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

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

4. If within a period of five years from the date of the planting of any tree that tree, or any tree 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 of the same species and size 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.

5. Prior to the commencement of any site clearance works full details of the specification and position of protective fencing around the existing trees shall be submitted and approved by the local planning authority. The protective fencing as approved shall be erected prior to the commencement of works.

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

6. Notwithstanding the details shown on the approved plans this permission shall not extend to or constitute an approval of any works to the preserved Horse Chestnut.

Reason: In the interests of visual amenity.