



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:

CAPITAL BUILDERS LTD
CROFTFIELD HOUSE
QUEEN STREET
TRING
HERTS
HP23 6BQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01077/98/FUL

18 GRAVEL PATH, BERKHAMSTED, HERTS, HP4 2EF
DETACHED HOUSE AND GARAGE, CONVERSION OF SHOP TO FORM PART OF
EXISTING HOUSE AND ALTERATIONS TO EXISTING HOUSE

Your application for full planning permission dated 19 June 1998 and received on 22 June 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 02 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01077/98/FUL

Date of Decision: 02 September 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. These details shall include samples of the bricks to be used to construct the retaining wall adjacent to Station Road. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. The scheme of enclosure indicated on the approved Drawing No. TR101A shall be provided prior to the occupation of the new dwelling hereby permitted.

Reason: To ensure a satisfactory appearance to the development.

4. The new dwelling hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. TR101B 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.

5. 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 within the curtilage of either dwellinghouse without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E.

Reason: In order that the local planning authority can control future development on the site in the interests of the residential amenities of the occupants of the adjacent dwellings and the visual amenities of the Conservation Area.