

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



THE DRAWING OFFICE  
7 WOODSTOCK CLOSE  
BEDGROVE  
AYLESBURY  
BUCKS  
HP21 7HY

MR & MRS M PEARSE  
TREETOPS  
HUDNALL LANE  
LITTLE GADDESSEN, BERKHAMSTED  
HERTS  
HP4 1P

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01115/99/FUL

TREETOPS, HUDNALL LANE, LITTLE GADDESSEN, BERKHAMSTED, HERTS,  
HP4 1PL  
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW  
DWELLING

Your application for full planning permission dated 16 June 1999 and received on 17 June 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 11 November 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01115/99/FUL**

Date of Decision: 11 November 1999

**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 proposed to be used on the external walls and roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To safeguard the character and appearance of the Listed Building and in the interests of the visual amenities of the Conservation Area.

**3. The trees shown for retention on the approved Drawing No. 1B received 17 September 1999 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

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

**4. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 1B received 17 September 1999.**

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

**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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**6. The windows at first floor level in the north, west and south elevations of the development, relating to the secondary window in bedroom 1, wardrobe, ensuite and bathroom, shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of the amenity of adjoining residents.

**7. The roof lights hereby permitted shall be flush fitting and glazed with non-reflective glass.**

Reason: In the interests of the visual amenities of the Conservation Area.

**8. 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: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

**9. 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) the detached double garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety.