



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CROSS OAK (BERKHAMSTED) DEVELOPMENTS LTD
18 CARDIFF ROAD
LUTON
BEDS
LU1 1PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01185/98/FUL

94 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BP
DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF DETACHED 4
BEDROOM HOUSE WITH INTEGRAL DOUBLE GARAGE

Your application for full planning permission dated 07 July 1998 and received on 08
July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 26 August 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01185/98/FUL

Date of Decision: 26 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. The development hereby permitted shall be constructed in Marley natural red cambered premium plain tiles; Ambion Brick Wealdmade red multi facing bricks and white painted windows, soffits and fascias, or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development.

3. The scheme for the protection of all boundary hedges shown on Drawing No. 2634/1F shall be fully implemented before any works are begun and shall remain in place until the development has been completed.

Reason: To ensure the retention of the boundary hedges and ensure a satisfactory development.

4. No development shall take place until details of the materials proposed to be used on the surfaces of the driveways and courtyards shall 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 ensure a satisfactory development.

5. No materials, plant, soil or spoil shall be stored within the protection area shown on Drawing No. 2634/1F.

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

6. Any tree or shrub that is shown on Drawing No. 2634/1F to be retained which within a period of five years from the first occupation of the development 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. For the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

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 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.