



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR C J HIGENBOTTAM
TEMPIETTO LTD
17 LYRICAL WAY
HEMEL HEMPSTEAD
HERTS
HP1 3HZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01215/98/ROC

ADJ, 23 HALL PARK, BERKHAMSTED, HERTS, HP4
REMOVAL OF CONDITION 3 PURSUANT TO PLANNING PERMISSION 4/0549/98
(DETACHED FIVE BEDROOM HOUSE)

Your application for removal of a condition on a previous permission dated 07 July 1998 and received on 09 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01215/98/ROC

Date of Decision: 14 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. A 1.2 m high chestnut paling fence shall be erected in accordance with B.S. 5837 1 m from the southern (side) boundary prior to the commencement of works for the construction of the dwelling hereby permitted, and this fence shall not be removed until those works have been completed.

Reason: To safeguard the existing boundary hedge in the interest of residential and visual amenity.

3. The bathroom and landing windows at first floor level in the north and south elevations of the dwelling hereby permitted 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.

4. No windows other than those shown on the approved Drawing No. 2296 PD/3 shall be inserted in the building hereby permitted.

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

5. The garage hereby permitted shall not be used primarily for any purpose other than the parking of vehicles.

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

6. 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, and E.

Reason: In the interests of the residential amenities.

7. A 2 m x 2 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footway level.

Reason: In the interests of highway safety.