



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

GEORGE H HODGETTS & PARTNER LTD  
THE GALLERY  
ASHLYNS HALL CHESHAM ROAD  
BERKHAMSTED  
HERTS  
HP4 2ST

Applicant:

COUNTRY & METROPOLITAN HOMES PLC  
HAREFIELD HOUSE  
HIGH STREET  
HAREFIELD  
MIDDLESEX  
UB9 6RH

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01257/97/FUL**

**168, AND LAND REAR 166 GEORGE STREET, BERKHAMSTED, HERTS, HP4  
8 DWELLINGS ACCESS AND PARKING**

Your application for full planning permission dated 5 August 1997 and received on 6 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 October 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01257/97/FUL**

Date of Decision: 16 October 1997

- 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 visual amenities of the adjoining Conservation Area.

- 3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials and refuse units.**

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

- 4. Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and shall make special provision for retaining, improving and strengthening the hedge on the canalside boundary.**

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

- 5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, 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.**

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

- 6. All hard and soft landscape works shall be carried out prior to the occupation of any part of the development hereby permitted or in accordance with the programme agreed with the local planning authority.**

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: To protect residential amenities.

**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: In the interests of the residential amenities of the occupants of the existing and new properties.

**9. None of the houses hereby permitted shall be occupied until the arrangements for vehicle access, parking and turning shown on the approved plans 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.