



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
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MR & MRS A KING  
21 GILPINS RIDE  
BERKHAMSTED  
HERTS  
HP4 2PD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01395/98/FHA

ADJ KAREN, MEADWAY, BERKHAMSTED, HERTS, HP4  
DETACHED GARAGE

Your application for full planning permission (householder) dated 04 August 1998 and received on 05 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 October 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01395/98/FHA**

Date of Decision: 15 October 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing dwelling.**

Reason: To ensure a satisfactory appearance to the development.

**3. 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 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: To ensure the proper provision of off-street vehicle parking.

**4. 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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of one year from the date of the occupation of the building for its permitted use.**

**(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.**

**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.**

**(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

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

**6. The trees and beech hedge shown for retention on the approved Drawing No. KM 201/C 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 not less than 0.75 metres from the outer edge of the hedge and beneath the outermost part of the branch canopy of the trees.**

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

**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 development falling within the following Classes of the Order shall be carried out on the site without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E, F and G;  
Part 2 Classes A and B.**

Reason: In order that the Local Planning Authority can control future development on the site.