

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



TEMPIETTO LTD
26 LOWER KINGS ROAD
BERKHAMSTED
HERTS
HP4 2AB

THORNE BARTON ESTATES
13 ALEXANDRA ROAD
HEMEL HEMPSTEAD
HERTS
HP2 5BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01398/99/FUL

**ROSE COTTAGE, 17 BANK MILL, BERKHAMSTED, HERTS, HP4 2ER
2 NO. 5 BEDROOM AND 1 NO. 4 BEDROOM DETACHED HOUSES AND
GARAGING**

Your application for full planning permission dated 05 August 1999 and received on 06 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Shirley Bannard'.

Director of Planning

Date of Decision: 30 September 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01398/99/FUL

Date of Decision: 30 September 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 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.

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 proposed finished levels, hard surfacing materials, schedules of plants including species, plant sizes and proposed numbers where appropriate.

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

4. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

5. The trees shown for retention on the approved Drawing No. 1027/03C shall be protected during the whole period of site excavation and construction by the erection and retention of 2.4 metre high plyboard and a scaffold framework placed at least 8 metres from the trees. No materials, plant, soil or spoil shall be stored within the protected area.

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