



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

HOWARD FAWCETT & PARTNERS  
CHANDOS HOUSE  
BACK STREET  
WENDOVER  
BUCKS  
HP22 6EB

Applicant:

CHILTERN HUNDREDS HOUSING ASSOCIATION  
HUNDREDS HOUSE  
LONDON ROAD  
AMERSHAM  
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01407/98/FUL**

**ADJ. 13, FALCON RIDGE, BERKHAMSTED, HERTS**  
**CONSTRUCTION OF 4NO 1 BEDROOM FLATS AND ASSOCIATED PARKING**

Your application for full planning permission dated 06 August 1998 and received on 07 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 24 September 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01407/98/FUL**

Date of Decision: 24 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. 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 or contours, boundary treatment, car parking layout, vehicle and pedestrian access and circulation areas and hard surfacing materials.**

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 and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, together with an implementation programme.**

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

**5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any of the dwellings or in accordance with a programme agreed in writing with the local planning authority.**

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

**6. 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.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and access shown on Drawing No. 2023/PD08/A 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.