

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MR N FOX  
2 CORONATION VILLAS  
LEVERSTOCK GREEN ROAD  
HEMEL HEMPSTEAD  
HERTS  
HP3 8QL

MR M OLLEY  
HAMBERLINS  
TRING ROAD  
NORTHCHURCH  
HERTS  
HP4 3TL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01427/99/FHA

HAMBERLINS, TRING ROAD, NORTHCHURCH, BERKHAMSTED, HERTS, HP4  
3TB  
DETACHED CAR PORT GARDEN STORE AND GARDEN WORKSHOP

Your application for full planning permission (householder) dated 09 August 1999  
and received on 10 August 1999 has been **GRANTED**, subject to any conditions set  
out overleaf.



Director of Planning

Date of Decision: 07 October 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01427/99/FHA**

Date of Decision: 07 October 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 or contours, any hard surfacing materials and any proposed lighting to the building or drive.**

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 to screen the north-west elevation of the building hereby permitted.**

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. No windows other than those shown on the approved elevation drawing received by the local planning authority on 10 August 1999 shall be inserted in the building hereby permitted. In particular, no windows or roof lights shall be inserted into the roof of the building hereby permitted.**

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

**7. The details to be submitted for approval in writing by the local planning authority in accordance with Condition 3 above shall include details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. The building shall be constructed with slabs at levels that have been approved in writing by the local planning authority.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

**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 within the area edged red on the approved Drawing No. 2/99 without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Class E.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

**9. On completion of the building hereby permitted the existing garden shed on the site shall be removed in its entirety from the site.**

Reason: To ensure a satisfactory development in accordance with the terms of the application.

**10. The building hereby permitted shall not be used otherwise than for the accommodation of private motor vehicles or for purposes incidental to the enjoyment of the dwellinghouse as such and, in particular, the building shall not be used for any business purpose, nor shall it be converted into living accommodation without planning permission having first been obtained by way of the submission of a planning application to the local planning authority.**

Reason: To accord with the terms of the application and to safeguard the amenities of the area.