



PLANNING

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Applicant:

COURTNEY DEVELOPMENTS LTD
18 ASTLEY ROAD
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01464/97/FUL

ADJ.457, LONDON ROAD, HEMEL HEMPSTEAD, HERTS
TWO BEDROOM CHALET STYLE DWELLING

Your application for full planning permission dated 16 September 1997 and received on 19 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 12 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01464/97/FUL

Date of Decision: 12 November 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. The development shall be carried out using red brown facing bricks and concrete brown roofing tiles, and no development shall take place until samples of these materials shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

3. The development hereby permitted shall not be brought into use until the two parking spaces and turning area shown on Drawing No.1997/389/1 have been provided and thereafter the parking spaces and turning area shall be only used for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

4. The area hatched green on Drawing No.1997/389/1 shall at no time be used for additional vehicle parking or turning facilities.

Reason: The introduction of parking and turning facilities within the area hatched green will reduce the amount of garden serving the dwellinghouse such that it would not be commensurate with the dwellinghouse, would conflict with the Dacorum Borough Local Plan Environmental Guidelines and be detrimental to the residential amenity of 'Clovelly'.

5. 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.

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

6. A fence measuring between 1.8 metres and 2 metres in height shall at all times be maintained around the perimeter of the site to the satisfaction to the local planning authority, and the bathroom window of the western elevation of the dwellinghouse hereby permitted shall be permanently fitted with obscure glass.

Reason: In the interests of safeguarding the residential amenity of the locality.

7. Notwithstanding the details shown on Drawing No.1997/389/1, the *Betula pendula* tree shall not be planted, and before any development is carried out any pruning of the parts of the canopy of the Copper beech tree overhanging the site shall be agreed in writing by the local planning authority.

Reason: Planting of the *Betula pendula* is inappropriate in this location and in the interests of the appearance of the locality.

8. Any of the trees which form 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 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 amenity of the locality.