

# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

ROBERT BURNS & ASSOCIATES  
2 CHURCH STREET  
AYLESBURY  
BUCKS  
HP20 2QS

Applicant:


CHESTNUT LTD  
24 TAYLORS RIDE  
LEIGHTON BUZZARD  
BEDS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01496/97/FUL

ADJ HIGHLOW, ROUGHDOWN VILLAS ROAD, HEMEL HEMPSTEAD, HERTS,  
HP3  
ERECTION OF DWELLINGHOUSE

Your application for full planning permission dated 22 September 1997 and received on 24 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 04 December 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/01496/97/FUL**

Date of Decision: 04 December 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. No development shall take place until details 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 safeguard the visual amenity of the locality.

**3. Notwithstanding the details shown on Drawing No.641/1A no part of the front elevation shall feature rendering, and the details submitted in accordance with condition 2 shall include an alternative treatment to the front elevation.**

Reason: To safeguard the visual amenity of the immediate locality.

**4. The horse chestnut tree and hedging shown coloured yellow on Drawing No. 641/1A shall be permanently retained and, unless otherwise agreed in writing by the local planning authority, shall not be lopped or topped. No work shall be started on site until a scheme for protective fencing around the tree and hedging coloured yellow shall be submitted to and approved by the local planning authority, and the approved fencing shall be installed and maintained on site throughout the course of the development.**

Reason: In order to safeguard existing vegetation in the interests of the visual amenity of the locality.

**5. No materials, plant, soil or spoil shall be stored either underneath the canopy of the horse chesnut tree referred to in condition 4 or within any area surrounded by protective fencing; the driveway shall be constructed on a porous geogrid and aggregate sub-base and details of all underground services shall be submitted to and approved in writing by the local planning authority before any development is commenced on site.**

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

**6. All planting shall be carried out in accordance with the details shown on Drawing No.641/1A during the planting season following the first occupation of the dwellinghouse hereby permitted.**

Reason: In the interests of the visual amenity of the locality.

7. If within a period of five years from the date of the planting of any tree or hedge that tree or hedge (or any replacement tree or hedge) is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or hedge 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: In the interests of the visual amenity of the locality.

8. All boundary fencing shall be erected fully in accordance with the details shown on Drawing No. 641/1A, with the exception of that part of the site boundary between points A and B on that drawing, before the dwellinghouse hereby permitted is first occupied; thereafter the boundary fencing shall be retained at all times.

Reason: In the interests of the visual and residential amenity of the area.

9. The dwellinghouse, garage and driveway shall be constructed fully in accordance with the finished floor levels as shown on Drawing No.641/1A.

Reason: In the interests of the visual amenity of the locality and for the avoidance of doubt.

10. The dwellinghouse hereby permitted shall not be occupied until the garage, driveway and turning area shown on Drawing No. 641/1A shall have been provided, and the area hatched blue shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear.

11. The garage and area hatched green on Drawing No.641/1A shall only be used for the parking of vehicles and at no time shall there be more than four bedrooms within the dwellinghouse.

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

12. The dwellinghouse hereby permitted shall not be occupied until the means of access shall have been constructed in accordance with the approved drawing.

Reason: In the interests of highway safety.

**13. 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 and E  
Part 2 Classes A and B**

Reason: In the interests of safeguarding the residential amenity of 'Highlow' and the visual amenity of the locality.

**14. No development shall commence until the applicant has submitted a scheme for the recording of archaeological features for the written approval of the local planning authority and has secured the implementation of such scheme as may be approved.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

**15. All the doors and windows of the dwellinghouse hereby permitted shall be installed with double glazing, the en-suite bathroom and western flank wall living room windows shall be fitted with obscure glass and, notwithstanding the details shown on Drawing No. 641/1A, details of the openings of the living room window shall be agreed in writing by the local planning authority before any work is commenced on site.**

Reason: In the interests of safeguarding the residential amenity of the dwellinghouse hereby permitted and 'Highlow'.