

# **Dacorum Borough Council Planning Department**

**Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH**



**TEMPIETTO LTD  
26 LOWER KINGS ROAD  
BERKHAMSTED  
HERTS  
HP4 2AB**

**MR & MRS R PRICE  
18 HALL PARK  
BERKHAMSTED  
HERTS  
HP4 2NU**

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION - 4/01509/00/ROC**

**18 HALL PARK, BERKHAMSTED, HERTS, HP4 2NU  
REMOVAL OF CONDITION 7(REMOVAL OF EXISTING WINDOW) OF PLANNING  
PERMISSION 4/02139/99(DETACHED DWELLING)**

Your application for removal of a condition on a previous permission dated 16 August 2000 and received on 18 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

**Development Control Manager**

**Date of Decision: 28 September 2000**

**CONDITIONS APPLICABLE TO APPLICATION: 4/01509/00/ROC**

Date of Decision: 28 September 2000

**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. 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 and E;  
Part 2 Class A.**

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.

**4. 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) the garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and it shall not be converted or adapted to form living accommodation.**

Reason: In the interests of highway safety.

**5. The existing hedge along that part of the western, southern and eastern boundaries of the application site and all existing trees shown for retention on Drawing No. 1065/02A (approved under planning permission 4/2139/99FUL granted on 11 February 2000) shall be protected during the whole period of the development by the erection and retention of a 1.5 m high chestnut pailing**

fence on firm stake supports not more than 3 m apart and positioned a minimum of 2 m from the centre line of the hedge and beneath the outermost part of the branch canopy of the trees.

Reason: To ensure a satisfactory appearance to the development.

6. The windows at first floor level in the south elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

NOTE:

The following policies of the development plan are relevant to this decision:

**Hertfordshire Structure Plan Review 1991-2011**

Policy 1

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 1, 7, 8 and 9

**Part 5 Environmental Guidelines**

Section 10

**Dacorum Borough Local Plan 1991-2011 Deposit Draft**

**Part 3 General Proposals**

Policies 1, 8, 9 and 10

**Part 4 Area Proposals**

Development in Residential Areas - Character Area BCA1: Hall Park

**Part 5 Environmental Guidelines**

Section 10