



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR A KING
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:
MR J E SMITH
31 HAZEL ROAD
ST ALBANS
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01515/97/FUL

ADJ.SHENSTONE COTTAGE, BYWAYS, GRAVEL PATH, BERKHAMSTED,
HERTS
TWO DETACHED HOUSES

Your application for full planning permission dated 22 September 1997 and received on 26 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 April 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01515/97/FUL

Date of Decision: 17 April 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. The development hereby permitted shall be constructed in materials specified on Drawing No. SHC100B or such other materials as may be agreed in writing by the local planning authority.

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.

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

4. The plans and particulars submitted in accordance with condition 3 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

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 part of the development or in accordance with a programme agreed 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 boundary treatment shown on Drawing No. SHC100B shall have been provided. This boundary treatment shall thereafter be retained, unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the amenities of the adjacent properties.

8. The development hereby permitted shall not be occupied until the parking arrangements shown on Drawing No. SHC100B shall have been provided, and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

9. Sight lines of 2.4 m X 35 m shall be provided in each direction to both driveways within there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highways safety.

10. 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 and F; and
Part 2 Classes A and B.**

Reason: In the interests of the amenities of adjacent properties.

11. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the amenities of adjacent properties.

12. All the windows at first floor level in the north east side elevation and the rear elevation of both the dwellings 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 amenities of adjacent properties.