



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MERCANTILE LAND DEVELOPMENT LTD
THE OLD STABLES
SHOLEBROKE
TOWCESTER
NORTHANTS
NN12 8TF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01526/97/FUL

ADJ. 9, BEDFORD STREET, BERKHAMSTED, HERTS
RESIDENTIAL DEVELOPMENT 6 FLATS WITH ASSOCIATED PARKING

Your application for full planning permission dated 29 September 1997 and received on 29 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01526/97/FUL

Date of Decision: 27 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. 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 and in the interests of the visual amenities of the Conservation Area.

3. 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.

4. 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.

5. The tree and the existing hedge shown for retention on the approved Drawing No. JCH/22/08B shall be protected during the whole period of site excavation and construction by the erection and retention of a fence as detailed on the drawing.

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

6. No materials, plant, soil or spoil shall be stored underneath the canopy of the tree or adjacent to the hedge which are shown for retention on the approved Drawing No. JCH/22/08B.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. JCH/22/01C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. The windows at first floor level in the northern elevation of the building hereby permitted shall be non-opening and shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

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