

**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 P WILTSHIRE  
24 OAKWOOD  
BERKHAMSTED  
HERTS  
HP4 3NQ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01535/00/FUL**

**24 OAKWOOD, BERKHAMSTED, HERTS, HP4 3NQ  
DETACHED DWELLING**

Your application for full planning permission dated 23 August 2000 and received on 24 August 2000 has been **GRANTED**, subject to any conditions set out overleaf.

*David Noble*

Development Control Manager

Date of Decision: 09 November 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01535/00/FUL**

Date of Decision: 09 November 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 shall 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. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.**

**(a) No retained tree shall be cut down, uprooted or destroyed; nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.**

**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.**

**(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

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

**4. No works or development shall take place until full details of all proposed**

tree planting, and the proposed times of planting, shall have been approved in writing by the local planning authority. All tree planting shall be carried out in accordance with those details and at those times.

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

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and garaging shown on the approved plans shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved. In particular, the garage shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling hereby permitted and shall not be converted or adapted to form living accommodation.

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

6. 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;  
Part 2 Classes A, B and C.

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.

NOTE:

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

**Hertfordshire Structure Plan Review 1991 - 2011**

Policies 1, 3 and 7

**Dacorum Borough Local Plan**

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 13, 49, 54, 59, 94 and 101

**Part 5 Environmental Guidelines**

Sections 2, 3, 6, 7 and 9

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

**Part 3 General Proposals**

Policies 1, 7, 8, 9, 10, 11, 13, 15, 16, 19, 21, 22, 52, 59, 64, 100 and 107

**Part 5 Environmental Guidelines**

Sections 2, 3, 6, 7 and 9