



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TWIGDEN HOMES LTD
SOUTHERN HOUSE
THE WHARF
GODALMING
SURREY
GU7 1HU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01561/97/FUL

LAND OFF, FELDEN LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BA
DETACHED DWELLING, GARAGE AND ACCESS

Your application for full planning permission dated 03 October 1997 and received on 06 October 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 January 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01561/97/FUL

Date of Decision: 15 January 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 roof and tile hanging of the dwellinghouse hereby permitted shall be constructed of dark red or brown plain tiles, samples of which shall be submitted to and approved by the local planning authority before the commencement of work and the development hereby permitted shall be carried out in the tiles so approved.

Reason: To ensure a satisfactory development.

3. This permission does not extend to the rendering of the dwellinghouse hereby permitted and no work shall be commenced until samples of bricks to be used for the dwellinghouse and garage hereby permitted shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the bricks so approved.

Reason: To ensure a satisfactory development.

4. The dwellinghouse hereby permitted shall not be brought into use until the access road, footpath, verge and junction details with Felden Lane have been provided to the satisfaction of the local planning authority in accordance with planning permission 4/1042/97FUL.

Reason: In the interests of highway safety.

5. Prior to the construction of the dwellinghouse hereby permitted the boundary treatment between the access road and 'Amabilis' as specified by Drawing No. FLHH/08 rev B shall have been erected fully in accordance with these details, and thereafter all this boundary treatment shall be permanently retained.

Reason: To ensure a satisfactory development.

6. The Cypress screen trees hatched purple on Drawing No. FLHH/08 rev B shall be permanently retained, and those hatched orange shall only be pruned in accordance with the details approved under condition 6 of Planning Permission 4/1042/97.

Reason: To ensure a satisfactory development..

7. Within one month of the date of this permission a scheme specifying the details of the hedge planting (species, stock size and density) relating to the area shown by Drawing No. FLHH/08 rev B shall have been submitted to the local planning authority.

Reason: To ensure a satisfactory development.

8. There shall be no work carried out to the trees hatched purple on Drawing No. FLHH/08 rev B unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory development.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwellinghouse hereby permitted; and any of the planting which within a period of 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To ensure a satisfactory development.

10. The boundary treatment not subject to the conditions as referred to above shall be provided on the site before the first occupation of the dwellinghouse hereby permitted and thereafter permanently retained.

Reason: To ensure a satisfactory development.

11. The front garden of the dwellinghouse hereby permitted shall at no time be used for the parking of motor vehicles and, with the exception of the access shown by Drawing No. FLHH/08 rev B, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no vehicular access shall be formed between the curtilage of the dwellinghouse and the access road (subject to Planning Permission 4/1042/97FUL) and Felden Lane without the express written permission of the local planning authority.

Reason: To ensure a satisfactory development.

12. The first floor windows of Bedrooms 2 and 4 of the 'front elevation' of the dwellinghouse as shown by Drawing No. P1FL/PO6 rev A and facing towards 'Amabilis' shall be permanently fitted with obscure glass and the bottom sections as coloured red on this drawing shall be permanently non-opening.

Reason: In the interests of residential amenity.

13. The upper half of the windows subject to condition 12 shall only be fitted with top hung windows at all times.

Reason: In the interests of residential amenity.

14. 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) there shall be no alterations to the 'front' and 'rear' elevations of the dwellinghouse as shown by Drawing No. FLHH/08 rev B without the express written permission of the local planning authority.

Reason: To ensure a satisfactory development.

15. The wc, bathroom and en-suite windows of the dwellinghouse hereby permitted as shown by Drawing No. P1FL/03 rev E shall be permanently fitted with obscure glass.

Reason: In the interests of residential amenity.