

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01564/99/OUT**

**65 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BP**  
**DEMOLITION OF EXISTING DWELLING AND REPLACEMENT BY TWO**  
**DETACHED DWELLINGS (OUTLINE)**

Your application for outline planning permission dated 07 September 1999 and received on 08 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 16 December 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01564/99/OUT**

Date of Decision: 16 December 1999

**1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. The plans and particulars submitted in accordance with condition 1 above shall include details of the size, species, and positions or density of all trees and shrubs 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 plans and particulars submitted in accordance with condition 1 above shall include:**

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

**In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.**

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

**8. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for the location of the proposed access, sight lines, gradients, turning facilities and vehicle parking within the site in accordance with standards adopted by the local planning authority.**

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

**9. 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.**

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.

**10. The details to be submitted for approval in writing by the local planning authority in accordance with Condition 1 above shall include details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings shall be constructed with slabs at levels that have been approved in writing by the local planning authority.**

Reason: For the avoidance of doubt, to ensure a satisfactory form of development and to record the existing physical characteristics of the site.

**11. No development shall take place until details of all earthworks associated with the development shall have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas, including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The development shall be carried out in accordance with the approved details.**

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

**12. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 shall include a scheme indicating all of the proposed means of enclosure within and around the site, whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted before the dwelling to which they relate is occupied.**

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority, to ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.