



PLANNING

Civic Centre Marlowes
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Applicant:

COURTNEY DEVELOPMENTS
18 ASTLEY ROAD
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01566/98/RET

ADJ 457, LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTS
RETENTION OF 3BEDROOM DWELLING

Your application for retention of development already carried out dated 04 September 1998 and received on 07 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 October 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01566/98/RET

Date of Decision: 20 October 1998

1. The two parking spaces and turning area shown on Drawing No. 1997/389/1 Rev A shall not be used otherwise than for the parking and turning of vehicles.

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

2. The area hatched green on Drawing No. 1997/389/1 Rev A shall at no time be used for additional vehicle parking or turning facilities.

Reason: The introduction of parking and turning facilities within the area hatched green will reduce the amount of garden serving the dwellinghouse such that it would not be commensurate with the dwellinghouse, would conflict with the Dacorum Borough Plan Environmental Guidelines and be detrimental to the residential amenity of "Clovelly".

3. 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.

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.

4. A fence measuring between 1.8 metres and 2 metres in height shall at all times be maintained around the perimeter of the site to the satisfaction of the local planning authority.

Reason: In the interests of safeguarding the residential amenity of the locality.

5. Notwithstanding the details shown on Drawing No. 1997/389/1 Rev A, the Betula pendula tree shall not be planted.

Reason: Planting of the Betula pendula tree is inappropriate in this location.

6. If, within a period of five years from planting, any of the trees which form part of the approved landscaping scheme fail to become established, become seriously damaged or diseased, die or for any reason are removed, they shall be replaced by trees of a species, size and maturity as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual amenity of the locality.

7. There shall be no alteration to the materials used for the walls and roofs of the dwellinghouse unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and for the avoidance of doubt.

8. There shall no more than three bedrooms provided within the dwellinghouse unless otherwise agreed in writing by the local planning authority.

Reason To enable the local planning authority to retain control over the provision of additional bedrooms in the interests of ensuring that there remains adequate and satisfactory provision of off-street vehicle parking facilities, in the interests of highway safety, in the interests of safeguarding the residential amenity of area and for the avoidance of doubt.

9. The roof lights shown on the West Elevation, First Floor Plan and Site Plan on Drawing No. 1997/389/1 Rev A and the Cloakroom window shown on this Drawing shall all be fitted with obscure glass at all times.

Reason: In the interests of residential amenity.