



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

MR & MRS A BELLAMY
11 KINGS DALE ROAD
BERKHAMSTED
HERTS
HP4 3BS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01668/98/FUL

ADJ 9 & 11, KINGS DALE ROAD, BERKHAMSTED, HERTS
DETACHED BUNGALOW AND ACCESS

Your application for full planning permission dated 18 September 1998 and received on 22 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01668/98/FUL

Date of Decision: 14 January 1999

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.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hard surfacing materials, refuse or other storage units, lighting etc.

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

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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 the dwelling 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. No works or development shall start until details of the specification and position of fencing and of other measures for the protection of trees and hedges from damage before or during the course of construction shall have been submitted to and approved by the local planning authority. The erection of fencing for the protection of any retained tree or hedge 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.

8. The scheme of boundary treatment indicated on the approved Drawing No. RS100D shall be constructed or erected before the dwelling is occupied.

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

9. The development hereby permitted shall not be occupied until the turning space shown on Drawing No. RS100D shall have been provided and this space shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear.

10. 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 and F.

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.