



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DAVID PARKER ARCHITECTS
THE OLD BREWERY TAP
3 SHIRBURN STREET
WATLINGTON
OXON
OX9 5BU

W E BLACK LTD
HAWRIDGE PLACE
HAWRIDGE
CHESHAM
BUCKS
HP5 2UG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01693/98/FUL

INCENTS LAWN, CHESHAM ROAD, BERKHAMSTED, HERTS
ONE SEPARATE AND TWO LINKED BLOCKS OF SIXTEEN FLATS COMPRISING
OF 4NO 1 BEDROOM AND 12NO 2 BEDROOM UNITS WITH NEW ACCESS

Your application for full planning permission dated 23 September 1998 and received
on 25 September 1998 has been **GRANTED**, subject to any conditions set out
overleaf.



Director of Planning

Date of Decision: 23 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01693/98/FUL

Date of Decision: 23 December 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. 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. This shall include details of materials to be used in the construction of doors, windows, porches, steps and balconies. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area.

3. Notwithstanding the details shown on Drawing no. 98/INC/SP11A 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. These details shall include proposed finished levels or contours, means of enclosure, retained trees, hard surfacing materials, means of construction and materials for the woodland pathways, minor artefacts and structures (e.g. garden furniture and refuse storage units), external lighting, proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

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

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 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. 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 5 years 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) Notwithstanding the details shown on Drawing No. 98/INC/SP12A, all protective fencing shall be 2.4 m high sterling board on a scaffold frame in accordance with the specification referred to in section 8.2.3 of B.S. 5837. Protective fencing shall be erected in the position shown on the approved plans 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 prior 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. Notwithstanding the details shown on the approved plans, no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment, including retaining walls, to be erected. The boundary treatment shall be completed in accordance with the approved details and with a timetable which shall be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard

the visual character of the immediate area and the amenity of adjoining residents.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 98/INC/SP11A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

10. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas and footways shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reason: In the interests of highways safety.

11. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure reasonable facilities are made available to record archaeological evidence.