



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

PHOENIX DESIGN ASSOCIATES
174 LYE GREEN ROAD
CHESHAM
BUCKS
HP5 3NH

Applicant:

MR & MRS D SUTTON
PEAR TREE HOUSE
RINGSHALL
BERKHAMSTED
HERTS
HP4 1ND

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01727/98/FUL

**PEAR TREE HOUSE, 14 RINGSHALL, BERKHAMSTED, HERTS, HP4 1ND
DEMOLITION OF OUTBUILDINGS, ERECTION OF NEW BUNGALOW**

Your application for full planning permission dated 15 September 1998 and received on 30 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 09 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01727/98/FUL

Date of Decision: 09 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. The development shall be carried out in accordance with the Schedule of Materials received by the local planning authority on 19 November 1998 as shown on Drawing No. 100 Revision D.

Reason: In the interests of the character and appearance of the Conservation Area.

3. The windows to the development hereby permitted shall be timber framed and black stained where inserted in timber cladding and white painted where inserted in rendered walls.

Reason: In the interests of the character and appearance of the Conservation Area.

4. 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;
Part 2 Classes A, B and C.**

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.

5. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

6. The garage hereby permitted shall not be used for any purpose other than the parking of vehicles.

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

7. Notwithstanding the details shown on the approved drawings, this permission relates only to the erection of a new dwelling on land adjacent to Pear Tree House.

Reason: For the avoidance of doubt.