



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B W SMITH
6 BROWNLOW ROAD,
BERKHAMSTED,
HERTS,
HP4 1HB

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01733/98/FHA

6 BROWNLOW ROAD, BERKHAMSTED, HERTS, HP4 1HB
EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM AND
DETACHED DOUBLE GARAGE (REVISED SCHEME)

Your application for full planning permission (householder) dated 01 October 1998 and received on 02 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01733/98/FHA

Date of Decision: 16 November 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 external materials used in the extension hereby permitted shall match in size, colour and texture those on the existing building of which this development shall form a part.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and detail of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.