

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01748/99/FUL

DEER LEAP GARAGE, LITTLE GADDESSEN, BERKHAMSTED, HERTS, HP4  
RESIDENTIAL DEVELOPMENT FOUR 3- BEDROOM HOUSES

Your application for full planning permission dated 07 October 1999 and received on 08 October 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Barnard'.

Director of Planning

Date of Decision: 11 February 2000

## **CONDITIONS APPLICABLE TO APPLICATION: 4/01748/99/FUL**

Date of Decision: 11 February 2000

**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 hereby permitted shall be carried out in accordance with the approved materials set out below, unless otherwise agreed in writing by the local planning authority:**

**Houses 1 and 3:-**

**Main Brickwork**

**Plinths, quoins and arches**

**Roofs**

**'Sharpstone Stocks'**

**'Ockley Surrey Red Multi Stocks'**

**Eternit Cabrera natural slate**

**Houses 2 and 4:-**

**Main Brickwork**

**Arches**

**Roofs**

**'Falstaff Antique'**

**'Ockley Surrey Red Multi Stocks'**

**Eternit Cabrera natural slate**

**Boundary walls:-**

**Copings**

**'Sharpstone Stocks' with Portland stone**

**Portland Stone by National Stone Products**

**Garages (Houses 1 and 2)**

**Garage (House 4)**

**'Sharpstone Stocks'**

**'Falstaff Antique'**

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

**3. All hard surfacing materials (other than those referred to in Condition 2) shall be in accordance with the details shown on the approved plans, unless otherwise approved in writing by the local planning authority.**

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

**4. The existing hedge along that part of the western boundary of the application site and all existing trees shown for retention on approved Drawing No. 1020/21B shall be protected during the whole period of the development by the erection and retention of a 1.5 m high chestnut paling fence on firm stake supports not more than 3 m apart and positioned a minimum of 2 m from the centre line of the hedge and beneath the outermost part of the branch canopy of the trees.**

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

**5. 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 all vehicle and pedestrian access and circulation areas, hard surfacing materials and means of enclosure.**

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

**6. Soft landscape works shall include planting plans for those areas of the site other than private garden space, providing details of plants, and noting species, plant sizes and proposed numbers or densities.**

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

**7. 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.

**8. 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.

**9. 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 H; Part 2 Class A.**

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

**10. No development shall take place within the proposed development site until the applicant has secured the implementation of the programme of archaeological works hereby approved.**

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

**11. The development hereby permitted shall not be occupied until the arrangements for vehicle parking (including garages) and vehicular circulation shown on Drawing No. 1020/21B 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.

**12. Vehicular access to the site shall only be taken from Nettleden Road as shown on the approved drawing number 1020/21B.**

Reason: To ensure a satisfactory means of access and to enable environmental improvements to be made through the closure and landscaping of the existing access to the B4506.

**13. Development shall not commence until the measures in the contamination scheme hereby approved shall have been implemented.**

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.