



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MRS E M FIELD  
PIPERS  
MEADWAY  
BERKHAMSTED  
HERTS  
HP4 2PL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01777/97/ROC

REAR OF PIPERS, 9 MEADWAY, BERKHAMSTED, HERTS  
RENEWAL OF OUTLINE PLANNING PERMISSION 4/1308/94 (ONE DWELLING)

Your application for removal of a condition on a previous permission dated 11 November 1997 and received on 14 November 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 March 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/01777/97/ROC**

Date of Decision: 05 March 1998

**1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.**

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

**2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development which this permission relates shall be begun not later than whichever the later of the following dates:**

**(i) the expiration of a period of five years commencing on the date of this notice;**

**(ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.**

Reason: To comply with the requirements of s.92 of the Town and Country Planning Act 1990.

**3. Details submitted in accordance with Condition 1 hereof shall include: -**

**(a) a survey of the site including levels, natural features, trees and hedges;**

**(b) garaging, parking, circulation, loading and unloading facilities**

**(c) refuse collection and general storage arrangements;**

**(d) boundary treatments;**

**(e) construction of drains and sewers**

Reason: To ensure a satisfactory development.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons 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

5. The existing hedge on the eastern boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity:

6. Means of vehicular access to the site shall be taken only from the access previously approved under planning reference 4/0690/91OL and 4/0265/95FL

Reason: In the interests of highways safety.

7. Sight lines of 2.4 m x 25 m shall be provided in a south-westerly direction along Ivy House Lane from the approved access. No structure or erection above 1 m in height shall be placed within them.

Reason: In the interests of highways safety.