



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING AND ASSOCS
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

CAPITAL BUILDERS LTD
CROFTFIELD HOUSE
QUEEN STREET
TRING
HERTS
HP23 6BQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01790/98/OUT

295-299 HIGH STREET, BERKHAMSTED, HERTS, HP4 1AJ
DEMOLITION OF EXISTING INDUSTRIAL BUILDINGS AND CONSTRUCTION OF 3
DWELLINGS AND CAR PARK FOR OFFICES

Your application for outline planning permission dated 09 October 1998 and received
on 14 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 23 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01790/98/OUT

Date of Decision: 23 December 1998

1. Notwithstanding the details shown on the submitted drawings, approval of the details of:

- (a) the siting of the bungalow;**
- (b) the design and external appearance of all proposed buildings; and**
- (c) the landscaping of the site,**

(hereinafter called "the reserved matters") shall be obtained in writing from the local planning authority before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The landscaping details required by Condition 1 shall include details of both hard and soft landscape works, and these works shall be carried out as approved. The details shall also include proposed finished levels or contours, means of enclosure, hard surfacing materials, refuse or other storage units, and details of the protection during the course of the development proposed for the mature walnut tree located in the grounds of the Quaker Meeting House that overhangs the site.

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

5. 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.

6. 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.

7. 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.

8. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 above shall include a scheme indicating all of the proposed means of enclosure within and around the site, whether by means of walls, fences or hedges. The approved means of enclosure around the external boundaries of the site shall be provided prior to the commencement of any other construction work on site and the approved means of enclosure within the site shall be provided at the same time as the building to which it relates is constructed.

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.

9. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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 parking arrangements approved in accordance with condition 9 hereof shall have been provided, and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

11. 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.

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.

12. 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 that reasonable facilities are made available to record archaeological evidence.