



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

JOHNSON AND PARTNERS  
39a HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AA

GADE INVESTMENTS LTD  
BLUE COURT  
39 QUEENSWAY  
HEMEL HEMPSTEAD  
HERTS  
HP1 5HE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01800/98/FUL

221-233 HIGH STREET, BERKHAMSTED, HERTS, HP4  
CONVERSION OF UPPER FLOOR OFFICES TO FORM 18NO 2 BEDROOM FLATS

Your application for full planning permission dated 14 October 1998 and received on 15 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 January 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01800/98/FUL**

Date of Decision: 05 January 1999

**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. No development shall take place until details of the materials to be used for the replacement windows, staircase landing windows, french windows, balconies and railings shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: In the interests of the visual amenities of the Conservation Area.

**3. The development hereby permitted shall not be occupied until the existing garages have been removed and the arrangements for vehicle parking, circulation, loading and unloading shown on Drawing No. 2483/102/A shall have been provided; these arrangements 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.

**4. Notwithstanding the details shown on Drawing No. 2483/102/A, 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. These details shall include all means of enclosure, hard surfacing materials, lighting columns, pergolas and the rising road blocker device.**

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.