



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR M SIMON  
THRIFT COTTAGE  
MARSH ROAD  
LITTLE KIMBLE  
BUCKS  
HP22 5XS

ELDONCREST LTD  
TORWOOD  
LITTLE GADDESSEN  
BERKHAMSTED  
HERTS  
HP4 1PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01838/98/FUL

62 BELMONT ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9NU  
DEMOLITION OF DWELLING AND GARAGE, CONSTRUCTION OF 2  
SEMI-DETACHED DWELLINGS

Your application for full planning permission dated 19 October 1998 and received on 22 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 08 January 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01838/98/FUL**

Date of Decision: 08 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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

**3. The trees shown on approved Drawing No. BR 001A shall be retained and shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees. Any trees which are damaged or removed shall be replaced with new planting in accordance with details which shall have been submitted to and approved in writing by the local planning authority.**

Reason: In order to ensure that damage does not occur to the trees during building operations, in the interests of residential amenity.

**4. No materials, plant, soil or spoil shall be stored underneath the canopy of any of the trees referred to in Condition 3 above.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**5. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

**6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that**

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**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 and E.**

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.