



PLANNING

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Applicant:
MR D WEEDEN
CARDEN
LOWER GEORGE STREET
BERKHAMSTED
HERTS
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01945/97/OUT

**ADJ CARDEN, GEORGE STREET, BERKHAMSTED, HERTS, HP4
DETACHED BUNGALOW**

Your application for outline planning permission dated 11 December 1997 and received on 07 January 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 20 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01945/97/OUT

Date of Decision: 20 March 1998

1. Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing 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. 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.

5. 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.

6. 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.

7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 1 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.

8. 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, G and H

Reason: The site is limited in size and due to the topography of the site further development need to be controlled in the interests of the residential amenities of the occupants of adjacent properties.

9. Construction work shall not begin until a scheme for protecting the proposed bungalow from noise from the main line railway has been submitted and approved by the local planning authority; all works which form part of the scheme shall be completed before the bungalow is occupied.

Reason: To ensure a satisfactory development.

NB: Planning Policy Guidance Note No. 24: Planning and Noise (England only), gives advice on the use of planning powers to minimise the impact of noise.