



PLANNING

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01951/98/FUL

ADJ 3 CEDAR ROAD &, 18 LONDON ROAD, BERKHAMSTED, HERTFORDSHIRE,
HP4
DETACHED DWELLING

Your application for full planning permission dated 12 November 1998 and received on 17 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 08 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01951/98/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. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

4. No works or development shall take place until details of the specification and position of fencing for the protection of the retained trees and hedge as shown on the approved Drawing No. 528/05 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.

5. The existing trees and hedge along the northern site boundary shall be retained in accordance with the approved plans and particulars shown on Drawing No 528/05. Paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree or hedge shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree or hedge is removed, uprooted or destroyed or dies, another tree or hedge shall be planted at the same place and that tree or hedge

shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of the retained trees and hedge in accordance with the details approved under Condition 4 above shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

6. No development shall take place until there has been submitted to and approved by in writing by the local planning authority a plan indicating the methods of construction of the car parking spaces shown on the approved Drawing No. 528/05. This should employ a "no dig" method of construction.

Reason: To maintain the health and satisfactory appearance of the trees and in the interests of the amenities of the area.