



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

CROSS OAK (BERKHAMSTED) DEVELOPMENTS LTD
18 CARDIFF ROAD
LUTON
BEDS
LU1 1PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01983/97/FUL

94 KINGS ROAD, BERKHAMSTED, HERTS, HP4 3BP
DEMOLITION OF BUNGALOW AND ERECTION OF DETACHED 4 BEDROOM
HOUSE WITH INTEGRAL DOUBLE GARAGE

Your application for full planning permission dated 19 December 1997 and received on 23 December 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 May 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01983/97/FUL

Date of Decision: 14 May 1998

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 proposed to be used on the external walls and roofs of the development 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: To ensure a satisfactory appearance to the development.

3. No development shall take place until details of the materials proposed to be used on the surfaces of the driveways and courtyards 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: To ensure a satisfactory development.

4. No site clearance works or development shall take place until a detailed scheme for the protection of all boundary hedges shall have been submitted to and approved by the local planning authority, and the protection measures shall be fully implemented before any works are begun and shall remain until the development has been completed.

Reason: To ensure the retention of the boundary hedges and ensure a satisfactory development.

5. No materials, plant, soil or spoil shall be stored within the protection area approved under condition 4 above.

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

6. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedges on the land and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees and shrubs and hedgerows.

Reason: To ensure a satisfactory development.

7. All planting seeding and turfing comprised in the approved details of landscaping shall be carried out prior to the occupation of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance.

8. 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. For the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

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

9. The existing bungalow shall be demolished and all the materials removed from the site prior to commencement of any work.

Reason: To ensure that only one dwelling is retained on the site.