



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TEMPIETTO LTD
26 LOWER KINGS ROAD
BERKHAMSTED
HERTS
HP4 2AB

DAVID TRAHERNE DEVELOPMENTS LTD
18 CARDIFF ROAD
LUTON
BEDS
LU1 1PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01985/98/FUL

27-28 AKEMAN STREET, TRING, HERTS, HP236AQ
CONVERSION TO 6NO 3 BEDROOM HOUSES AND 8NO 2 BEDROOM HOUSES
(AMENDMENT TO APPLICATION 4/0468/98)

Your application for full planning permission dated 20 November 1998 and received on 23 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 21 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01985/98/FUL

Date of Decision: 21 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. The materials to be used in the construction of the external surfaces of the roofs and house extensions hereby permitted shall match in size, colour and texture those used on the existing building.

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

3. 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.

4. 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.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 1011/01 shall have been provided, and they 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.

6. 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.

7. 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;
Part 2 Classes A and C.

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.

8. The development shall not be carried out otherwise than in conformity with the Methods Statement set out at paragraphs 3.1 to 3.8 of the Specification for Archaeological Assessment produced by the Oxford Archaeological Unit, dated July 1998, a copy of which accompanied the application for planning permission.

Reason: To ensure that any matters of archaeological significance are properly recorded.

Informative

Public Footpath No. 65 immediately abuts the site and must remain unobstructed and free from encroachment at all times.