

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0046/96

Mr Palmer  
Handsworth  
Cross Oak Road  
Berkhamsted  
Herts

CGB Partnership  
Heatherways  
Frithsden Copse  
Berkhamsted  
Herts HP4 2RQ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land to the rear of Handsworth, Cross Oak Road, Berkhamsted

RENEWAL OF UNIMPLEMENTED PLANNING PERMISSION (4/0197/93) FOR ERECTION OF DETACHED BUNGALOW (OUTLINE)

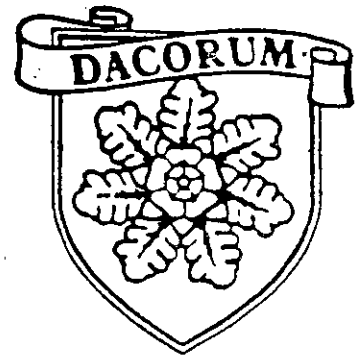
Your application for *outline planning permission* dated 15.01.1996 and received on 12.01.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0046/96

Date of Decision: 28.03.1996

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.

- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with Condition 1 hereof shall include:
  - (a) refuse collection arrangement to be a maximum of 30 m from Cross Oak Road.
  - (b) garaging, parking and circulation arrangements.

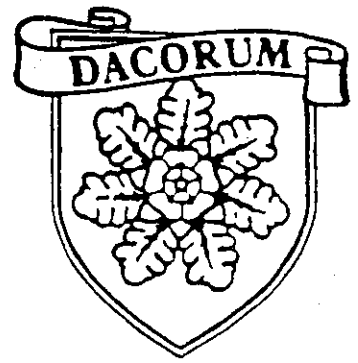
Reason: To ensure a satisfactory development.

4. 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 hedgerows 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, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

Continued





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0046/96 (CONTINUED)

Date of Decision: 28.03.1996

5. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and 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 maintain and enhance visual amenity.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no enlargement of the dwelling hereby permitted consisting of an addition or alteration to its roof, without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. All existing boundary hedges shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following the completion of the development.

Reason: To maintain and enhance visual amenity.

