

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0073/92

AMENDED

M Gilbert Builders  
121 High Street  
Berkhamsted  
Herts

C G B Partnership  
Heatherways, Frithsden Copse  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Kingshill, Kingshill Way, Berkhamsted.

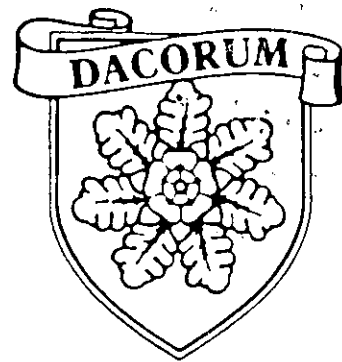
TWO DWELLINGS (AMENDMENTS TO PLOT 3&4 OF P/P 4/1777/89)

Your application for *full planning permission* dated 21.01.1992 and received on 22.01.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning.

Date of Decision: 14.04.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0073/92

Date of Decision: 14.04.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. All the existing trees that are shown to be retained shall not be wilfully damaged or destroyed, uprooted, felled, topped or lopped during the period of development without the previous written consent of the local planning authority. Any trees removed without such consent or are dying or seriously damaged shall be replaced with trees of such size and species as may be agreed in writing with the local planning authority.
4. The existing hedge on the north-west boundary shall be retained and such part or parts of the hedges that become damaged shall be replaced within the planting season following the completion of the development.
5. The dwellings hereby permitted shall not be occupied until the roadway and associated turning area, speed ramp and kerb radii shall have been provided fully in accordance with the details shown on the plans.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings, nor the erection of any structures within the curtilage of any of the dwellings hereby permitted without the express written permission of the local planning authority.

**REASONS:**

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of retaining trees on the site which make a valuable contribution to the visual amenity of the locality.
4. The existing boundary hedge makes a valuable contribution to the visual amenity of the locality. The retention of this boundary segregation is in the long term interests of maintaining the existing character of the area.
5. In order to ensure that the development is carried out in accordance with the highway standards of the local planning authority.
6. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.