

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0078/96

Mr J Smith
"Kingslea"
Kingsdale Road
Berkhamsted
Herts

Mr A P Draper
21 Ashlyns Road
Berkhamsted
Herts
HP4 3BN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

"Kingslea", Kingsdale Road, Berkhamsted, Herts.

ERECTION OF DWELLINGHOUSE (REVISED PROPOSAL)

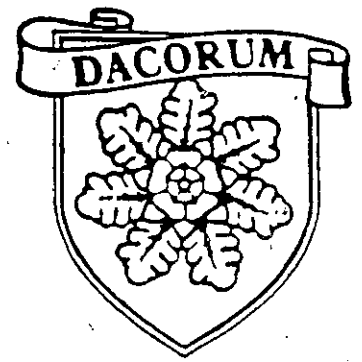
Your application for *full planning permission* dated 20.01.1996 and received on 22.01.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0078/96

Date of Decision: 28.03.1996

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

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.

Reason: To ensure a satisfactory appearance.

3. 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.

4. 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 five 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.

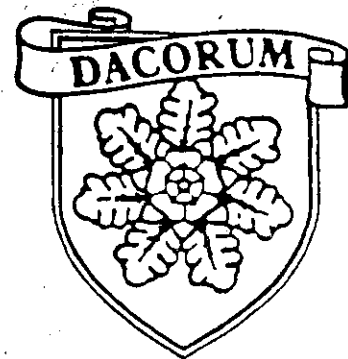
Reason: To maintain and enhance visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no development following within Class A, B, C, D or E or Part 1 or Class A or B of Part 2, of Schedule 2 thereto shall be carried out 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.

Continued





CONDITIONS APPLICABLE
TO APPLICATION: 4/0078/96 (CONTINUED)

Date of Decision: 28.03.1996

6. The garage hereby permitted shall always be available for the parking of vehicles incidental to the enjoyment of the dwellinghouse.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. No works shall commence until detailed proposals for the protection of existing trees and hedges during the construction period shall have submitted to and approved by the local planning authority. The approved means of protection shall be carried out before development commences and shall remain in place until the completion of the development.

Reason: To maintain and enhance visual amenity.

8. No work shall be started on the development hereby permitted until details of boundary treatment for the site have been submitted to and approved by the local planning authority. The details as approved shall be implemented before the dwelling is first occupied.

Reason: To safeguard the residential amenity of the area.

