

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0080/94

Mr & Mrs G Howlett  
74 Swing Gate Lane  
Berkhamsted  
Herts

John C A Proctor  
24 Egerton Road  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land adjoining Valdemar, Bank Mill, Berkhamsted

ERECTION OF CHALET BUNGALOW

Your application for *full planning permission* dated 18.01.1994 and received on 24.01.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

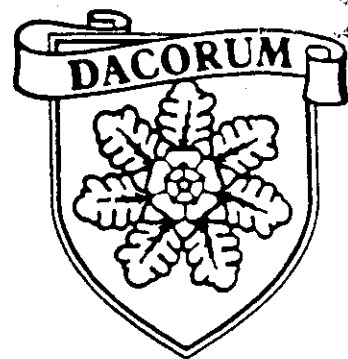
Director of Planning.

Date of Decision: 23.11.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0080/94

Date of Decision: 23.11.1994



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 samples 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. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 450 mm and 2.0 m above the carriageway level.

Reason: In the interests of highways safety.

5. Sight lines of 2.4 m x 23 m shall be provided in each direction within which there shall be no obstruction to visibility between 450 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

6. Notwithstanding the details shown on drawing No. 238/1 the proposed fence and rebuilt boundary wall to Valdemar shall not exceed 450 mm in height.

Reason: In the interests of highways safety.

7. 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.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0080/94 (Contd.)

Date of Decision: 23.11.1994

8. 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.

9. No work shall be started on the development hereby permitted until details of an acoustic screen boundary fence erected adjacent to the mainline railway, which shall ensure that the garden space of the dwelling shall not be subject to noise levels exceeding 65 dB LAeq (24 hr.), shall have been submitted to and approved by the local planning authority, and the fence shall be provided prior to the occupation of the dwelling.

Reason: To reduce the effects of noise from the mainline railway and in the interests of residential amenity.

10. No work shall be started on the development hereby permitted until sound attenuation measures forming part of the constructional details of the dwelling, which shall achieve an internal noise level of 30-35 dB LAeq (24 hr.) approximately, shall have been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed prior to the occupation of the dwelling.

Reason: To reduce the effects of noise from the mainline railway and in the interests of residential amenity.

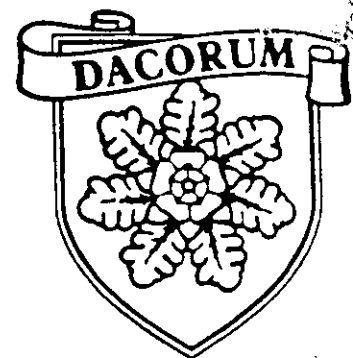
11. No work shall be started on the development hereby permitted until a scheme for isolating the dwelling from vibration shall have been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed prior to the occupation of the dwelling.

Reason: To reduce the effects of vibration from the mainline railway and in the interests of residential amenity.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0080/94 (Contd.)

Date of Decision: 23.11.1994



12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extension or addition to, nor the erection of any structures within the curtilage of the dwelling hereby permitted 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.

13. The stairwell window in the south east elevation and the cloakroom and shower room windows in the north east elevation of the dwelling hereby permitted shall be permanently fitted with obscure glazing.

Reason: To safeguard the residential amenity of the area.