

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0091/94

Gade Investments Ltd
Blue Court
39 Queensway
Hemel Hempstead
Herts

Lardi Cox And Partners
Maylands House,
Maylands Avenue,
Hemel Hempstead,
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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(Former) Lex Garage Site, Lower Kings Road, Berkhamsted

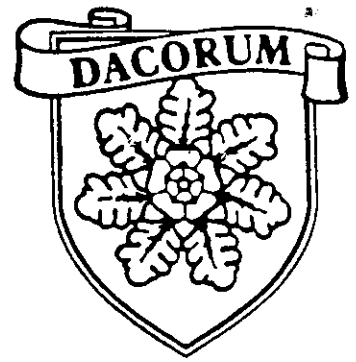
ERECTION OF 4 NO LINKED DWELLINGS, GARAGES, FORMATION OF VEHICULAR ACCESS AND
PARKING

Your application for *full planning permission* dated 24.01.1994 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: 30.11.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0091/94

Date of Decision: 30.11.1994

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. Notwithstanding the details shown on the approved plan, no work shall commence on the development hereby permitted until samples of the materials to be used externally in the construction of the dwellinghouses and garages hereby permitted shall have been submitted to and approved by the local planning authority and the development shall be constructed in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall commence on the development hereby permitted until details of the materials to be used in the surfacing of the parking courtyard, including details of the method of demarcation of parking spaces, shall have been submitted to and approved by the local planning authority and the development shall be implemented in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

4. No work shall commence on the development hereby permitted until full details, including sectional drawings, indicating the nature and extent of regrading the canal bank shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To safeguard the stability of the canal bank and to ensure a satisfactory appearance.

5. 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.

6. Details submitted pursuant to Condition 5 shall include proposals for the area of public open space edged green on Drawings No L1655/H03B and L1655/H01ABC and shall include details of remedial works to the retaining wall with that area and details of the type and position of a seat for the said public open space.

Reason: For the avoidance of doubt.



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

Reason: In the interests of highways safety.

8. The development shall not be brought into use until the existing access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highways safety.

9. Sight lines of 2.4 x 35 m shall be provided and permanently maintained in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

10. The kerb radii of the access shall be 3 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

11. All casements and doors shall be of timber construction and shall have a painted finish.

Reason: To ensure a satisfactory appearance.

12. With the exception of the rear balcony guardrail, which shall be of a timber construction and white painted finish, all railings hereby permitted shall be constructed of cast iron, or such other material as may be approved in writing by the local planning authority prior to the commencement of works, and shall have a black painted finish.

Reason: To ensure a satisfactory appearance.

13. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) no development falling within the following classes shall be carried out without the prior written approval of the local planning authority:

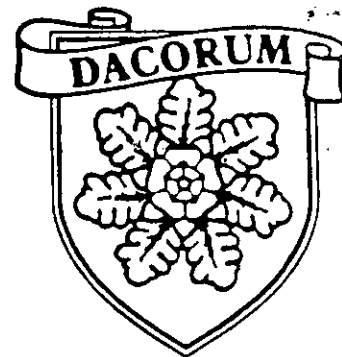
Part 1 Classes A, B, C, D, E, F and G;

Part 2 Class A.

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

CONDITIONS APPLICABLE
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14. The development hereby permitted shall not be occupied until the arrangements for (vehicle parking, circulation, loading and unloading) shown on Drawing No L1655/H01 and Drawing No H1655/02 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.