



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0102/94

Sir A Pullinger
Barnhorn
7 Meadway
Berkhamsted
Herts

Aitchisons
154 High Street
Berkhamsted
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
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7 Meadway /Ivy House Lane, Berkhamsted, Herts

SUBMISSION OF RESERVED MATTERS FOR TWO DETACHED HOUSES PURSUANT TO PLANNING PERMISSION 4/0690/91

Your application for *the approval of details or reserved matters* dated 20.01.1994 and received on 26.01.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.06.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0102/94

Date of Decision: 23.06.1994

The details hereby approved relate only to Plots 2 and 3, part of the site area of application No. 4/0690/91:-

1. 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.

2. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter. These shall include protective fencing for the oak tree on the northern boundary of the site, adjacent to the dwelling on plot 3, which shall correspond to the spread of the oak tree as delineated on drawing no. 760/03 Rev E.

Reason: To maintain and enhance visual amenity.

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 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.



CONDITIONS APPLICABLE
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5. The development shall not take place until details of the foundations for the dwelling on plot 3 have been submitted to and approved by the local planning authority. These details should take into account the proximity of the oak tree on the northern boundary of the site and the need to protect the stability of the tree. Foundation details should reflect the condition of the soil and subsoil beneath the proposed building footprint.

Reason: To ensure the protection of the adjacent oak tree which contributes to the visual amenity of the site and surrounding area.

6. No development shall take place until the details of proposed pruning to the oak tree on the northern boundary of the site have been submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

7. The window in the master bedroom on the north facing elevation of the dwelling on plot 2 shall be omitted.

Reason: For the avoidance of doubt.

8. The instruction on drawing no. 760/06 Rev A that it is to be read in conjunction with drawing no. 760/03 Rev D shall be disregarded.

Reason: For the avoidance of doubt since drawing no. 760/03 Rev D has been superseded by drawing no. 760/03 Rev E.