

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0134/95

Lardi Cox & Partners  
Maylands House  
Maylands Avenue  
Hemel Hempstead  
Herts HP2 7DE

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Former Lex Garage Site, Lower Kings Road, Berkhamsted

DETAILS OF LEVELS, WALLS, BOUNDARIES, RAILS, LANDSCAPING, BIN STORE, DRAINAGE,  
VENTS, DORMERS, LIGHTING, WINDOWS & DOORS PURSUANT TO CONDITIONS 2-5, 7, 9 &  
12 - 16 OF 4/0092/94 (24 FLATS)

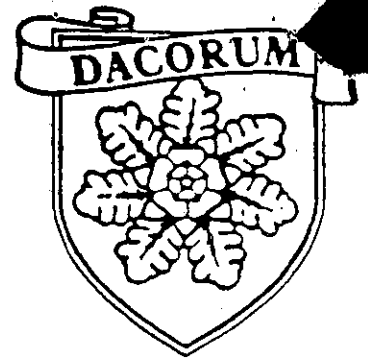
Your application for *the approval of details or reserved matters* dated 02.02.1995  
and received on 08.02.1995 has been **GRANTED**, subject to any conditions set out  
on the attached sheet(s).

Director of Planning

Date of Decision: 11.04.1996

(encs. - Conditions and Notes).





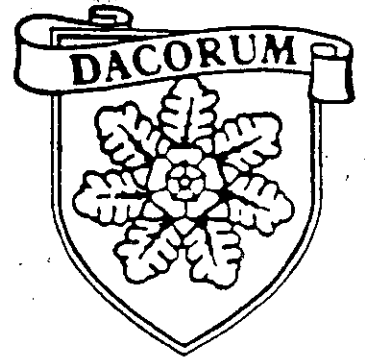
CONDITIONS APPLICABLE  
TO APPLICATION: 4/0134/95

Date of Decision: 11.04.1996

1. The development shall be constructed to the levels indicated on drawing No L1998/100 E.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
2. All boundaries, other than the southern boundary of the site with Lower Kings Road which is the subject of Condition 4 of this approval, shall be constructed in accordance with drawing No L1998/100 E.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
3. All new screen and retaining walls shown on drawing No L1998/100 E shall be faced with brickwork to match the flats on the site.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
4. The railings to the southern site boundary with Lower Kings Road shall be 1200 mm high Victorian style railings with a black painted finish in accordance with the detail received by the local planning authority on 29 November 1995.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
5. The site shall be landscaped in accordance with drawing No L1998/103 A. All new trees shall be planted as heavy standards, that is having a girth of 8-10 cm at a height of 1 metre above ground level and an overall height of 2.75 to 3 metres.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
6. Bin stores shall be provided in the positions shown on approved drawing No L1998/100 E.  
Reason: To ensure that satisfactory provision is made for the storage and collection of household refuse without the need for refuse collection vehicles to park on Lower Kings Road.
7. The roof ventilators and louvre ventilators shall be constructed in accordance with drawing No L1998/118.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

Continued





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0134/95 (CONTINUED)

Date of Decision: 11.04.1996

8. The balconies shall be constructed in accordance with drawing No L1998/125.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
9. The dormer windows shall be constructed in accordance with drawing No L1998/118.  
Reason: For the avoidance of doubt, to ensure a satisfactory appearance and to ensure that the effects of noise from the main-line railway are minimised.
10. The lights and lighting columns shall be ELHN 170D lanterns mounted on 3.5 metre high columns as per drawing No L1998/100 E.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.
11. This approval does not extend to the provision of the bollards shown on drawing No L1998/100 E.  
Reason: No details of the proposed bollards have been submitted for approval.
12. The doors and windows to the development shall be constructed and installed in accordance with drawing No 1998/124.  
Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

