



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0148/93

E Greenham Ltd
c/o White Associates
Albion House
6 Lawn Vale
Pinner
Middx

DEVELOPMENT ADDRESS AND DESCRIPTION

adj Meadow Cottage, Gravel Path, Berkhamsted, Herts

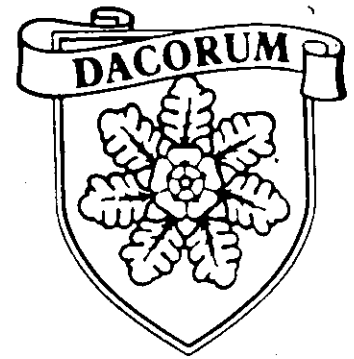
ERECTION OF A DETACHED DWELLING AND GARAGE AND FORMATION OF ACCESS (OUTLINE)

Your application for *outline planning permission* dated 03.02.1993 and received on 04.02.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.07.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0148/93

Date of Decision: 15.07.1993

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) garaging and parking facilities;
 - (c) refuse collection and general storage arrangements;
 - (d) boundary treatment;
 - (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

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.



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5. Sight lines of 2.4 x 35 m to the south and 2.4 x 16 m to the north shall be provided at the access to the site with Gravel Path and thereafter maintained, 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.

6. The development hereby permitted shall not be occupied until the works to the access shown on Drawing No. 4251/6001F shall have been completed.

Reason: In the interests of highways safety.

7. All works to the existing embankment to the north of the access within the area coloured yellow on approved Drawing No. 4251/6001F shall be carried out using hand tools only.

Reason: To safeguard the existing Beech tree which makes an important contribution to the character and visual amenity of the area.

8. The dwelling hereby permitted shall be of a single storey or "chalet bungalow" style with a ridge level measuring no greater than 4.5m in height from existing ground level.

Reason: In order to minimise the impact of the development on the environmentally sensitive edge of the built-up area of Berkhamsted close to open countryside.