

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0158/92

Stanton Kipping Homes
The Hoist
Masons Yard
Chapel Street
Berkhamsted
Herts

Hawkins Eades Associates
23A Crendon Street
High Wycombe
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
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Masons Yard, Chapel Street, Berkhamsted

CONVERT WAREHOUSE TO FORM 2 RESIDENTIAL UNITS & ERECTION OF THREE DWELLINGS
(REVISED SCHEME)

Your application for *full planning permission* dated 11.02.1992 and received on 12.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).



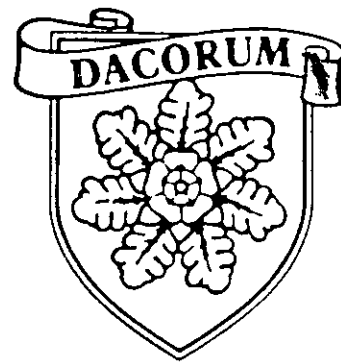
Director of Planning

Date of Decision: 14.05.1992

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/0158/92

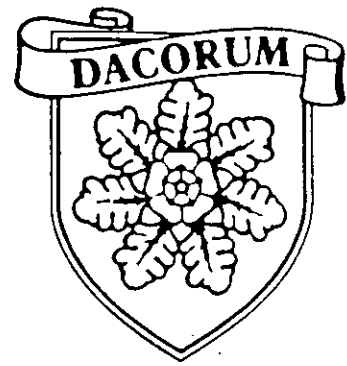
Date of Decision: 14.05.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. 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.
3. 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.
4. The existing access gates shall be removed and the crossover constructed to standards set out in the current edition of Hertfordshire County Council's 'Residential Roads in Hertfordshire', and the development shall not be occupied until the access is so constructed.
5. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing No. 2080/4E shall have been provided, and they shall not be used thereafter otherwise than for the parking of vehicles.
7. Notwithstanding the elevational details shown on drawing No. 2080/5D, the western boundary of the site shall be constructed to the heights indicated on drawing No. 2080/4E and shall be so considered prior to the occupation of the dwellinghouses hereby permitted.
8. Notwithstanding the details shown on the approved drawings Nos: 2080/4E and 2080/5D the development hereby approved shall be constructed in accordance with the external materials approved under local authority reference 4/0133/92 on 26 March 1992. The lean-to addition to Unit 5 shall be constructed in L.B.C. Orton Multi-Buff brick with a natural slate roof and dark stained feather edged boarding in accordance with Drawing No. 2080/5D.

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9. The windows of the development hereby permitted shall be painted timber: specifically the windows to the south elevation of the existing building shall be 12-light sash windows as shown on drawing No. 2080/4E.
10. Notwithstanding the provisions of Classes A to E of Part 1 of Schedule 2 to Article 3 of the Town and Country Planning General Development Order 1988, as amended, there shall be no extensions to the dwellinghouses hereby permitted and no buildings erected within the curtilages of the respective dwellinghouses without the express written permission of the local planning authority.
11. Notwithstanding the provisions of Classes A and C of Part 1 of Schedule 2 to Article 3 of the Town and Country Planning General Development Order 1988, as amended, there shall be no opening formed in the western elevations of the dwellinghouses hereby approved without the express written permission of the local planning authority.
12. The access driveway and parking areas shall be constructed in accordance with the specification contained in Drawing No. 2080/10A approved under local authority reference 4/0018/92 on 20 February 1992.
13. Not less than two weeks notice of the start of the groundworks in respect of the three one-bedroom units shall be given to the local planning authority, and appropriate arrangements shall be made with a bona fide archaeological organisation or individual approved by the local planning authority, to allow that organisation or individual access and facilities to observe, record and investigate as necessary any remains or finds of archaeological interest encountered during the development.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of amenity.
3. To maintain and enhance visual amenity.
- 4-5. In the interests of highways safety.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. In the interests of residential and visual amenity.
8. To ensure a satisfactory appearance.
9. For the avoidance of doubt and to maintain and enhance visual amenity.



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- 10-11 In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
12. To ensure a satisfactory appearance.
13. To ensure that reasonable facilities are made available to record archaeological evidence.