

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0160/92

E J Waterhouse & Son
Chipperfield
Herts

Lardi Cox And Partners
One The Old School House
George Street
Hemel Hempstead, Herts
HP2 5HJ

DEVELOPMENT ADDRESS AND DESCRIPTION
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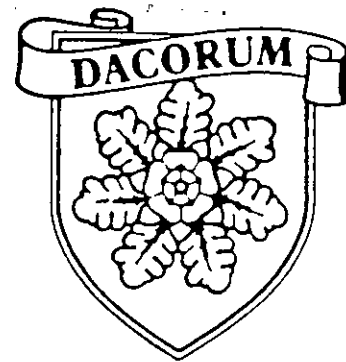
Land Adj:2 Park View Road, Berkhamsted,
TWO BLOCKS OF SIX FLATS PARKING & ACCESS

Your application for *full planning permission* dated 07.02.1992 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: 05.05.1992

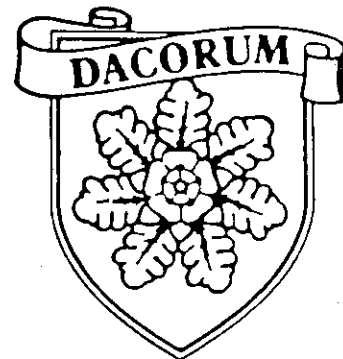
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0160/92

Date of Decision: 05.05.1992

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. The developer shall construct the crossovers 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 accesses are so constructed.
3. A (2.4 m x 2.4 m) visibility splay shall be provided each side of the accesses, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
4. 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.
5. The kerb radii of the car park access shall be 6 m and shall include a pram/wheelchair crossing.
6. None of the dwellings shall be occupied until works for the disposal of sewage and for drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the local planning authority.
7. The development hereby permitted shall be constructed in accordance with the materials specified in approved Drawing No. 1561/04AB or such other materials as may be agreed in writing with the local planning authority.
8. The boundary walls to the car park and refuse store shall be constructed in facing brickwork to match that of the residential blocks.
9. No work shall be started on the development hereby permitted until details of the materials to be used in the construction of the access, car parking areas and footways 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.
10. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and boundary treatment, which shall include details of numbers, species, and proposed planting location of all new trees, shrubs and hedgerows.



CONDITIONS APPLICABLE
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11. 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.
12. The development hereby permitted shall not be occupied until the approved details of boundary treatment shall have been carried out.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-5. In the interests of highways safety.
6. To ensure proper drainage of the site.
- 7-9. To ensure a satisfactory appearance.
10. To enhance visual amenity and to safeguard the residential amenity of the area.
11. To enhance visual amenity.
12. To safeguard the residential amenity of the area.