



TOWN AND COUNTRY PLANNING ACT 1990
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0185/91

Mr & Mrs P. Harris
c/o Abbey Accounting Ltd
Salter House, Berkhamsted
Herts

Mr. R. Onslow
The Old School
Soulbury
Leighton Buzzard
BEDS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Adj. Red Lodge, Graemes Dyke Rd. Berkhamsted,
DETACHED HOUSE

Your application for *full planning permission* dated 06.02.1991 and received on 07.02.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

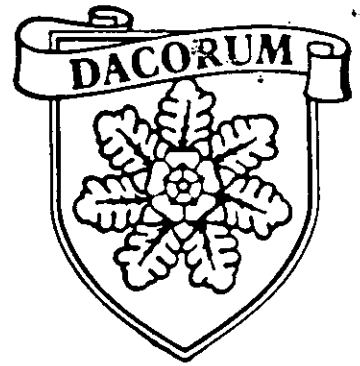
Director of Planning.

Date of Decision: 18.04.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0185/91

Date of Decision: 18.04.1991



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. 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.
5. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, 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.
6. 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.
7. Before any other works are commenced on site a chestnut paling or other similar fence shall be erected in the position shown by the dotted green line on the approved plan and this fence shall be maintained in this position at all times whilst the development hereby permitted is under construction.
8. There shall be no storage of materials or topsoil/nor any disturbance to ground levels within the area bounded by the fence referred to in condition 7 above.
9. The topsoil from the area adjacent to the trees on the northern and western boundaries of the site shall be reinstated to the original ground levels within one month of the completion or occupation of the house whichever is the sooner.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0185/91

Date of Decision: 18.04.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3 To maintain and enhance visual amenity.
4. To ensure a satisfactory appearance.
- 5-6 In the interests of highways safety.
- 7-9 To safeguard the trees during construction operations.