

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0244/92

British Gas PLC
Star House
Mutton Lane
Potters Bar, Herts
EN6 2PD

Montagu Evans
44-48 Dover Street
London
W1X 3RF

DEVELOPMENT ADDRESS AND DESCRIPTION
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247-249 High St. & Land adj Reading Room, Cowper Road, Berkhamsted.

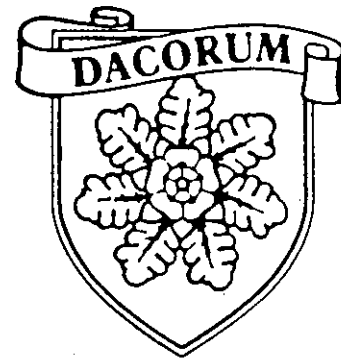
ONE 3 STOREY AND ONE 2 STOREY OFFICE BUILDING CAR PARKING AND ACCESS

Your application for *full planning permission* dated 28.02.1992 and received on 02.03.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning.

Date of Decision: 13.08.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0244/92

Date of Decision: 13.08.1992

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 access shall include the provision of sight lines 2.4 m x 35 m with kerb radii of 4.5 m within which there shall be no obstruction more than 600 mm above carriageway level.
3. The development hereby permitted shall not be occupied until the sight lines referred to in condition 2 shall have been provided, and they shall be maintained at all times thereafter.
4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on the approved plans shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
5. No work shall be started on the development hereby permitted until details of the pergola in the parking area shall have been submitted to and approved by the local planning authority, and the pergola shall be built as approved.
6. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.
7. All windows and doors shall be constructed of timber, and all windows shall be double hung sliding sashes glazed with clear glass.
8. All windows within brickwork shall be provided with flat gauged brick arches.

REASONS:

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