

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0265/95

Mr & Mrs M Gray  
Sanibel, Ivy House Lane  
Berkhamsted  
Herts

A G Tight, A G Tight & Partners  
Shafford House  
Childwickbury  
St Albans  
AL3 6LB

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land rear of Barnhorn and 7 Meadway, Ivy House Lane, Berkhamsted

DETACHED HOUSE, GARAGE AND ACCESS

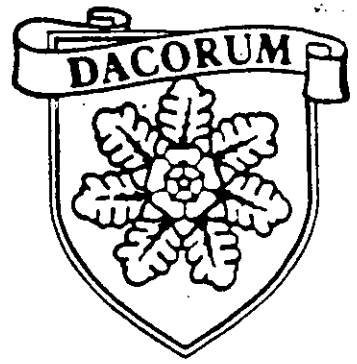
Your application for *full planning permission* dated 02.03.1995 and received on 07.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.06.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0265/95

Date of Decision: 19.06.1995

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be constructed in materials stated on Drawing No. 094/51/38 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. No development shall commence on the site until the protective fencing has been erected around the trees, hedges and shrubs to be retained in the position shown by the green line on drawing No. 094/51/5E. Any trees hedging or shrubs accidentally damaged shall be replaced by approved species in the first planting season thereafter.

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.

5. Sight lines of 2.4 m x 35 m shall be provided in each direction along Ivy House Lane from the proposed access. No structure or erection above 1 m in height shall be placed within them.

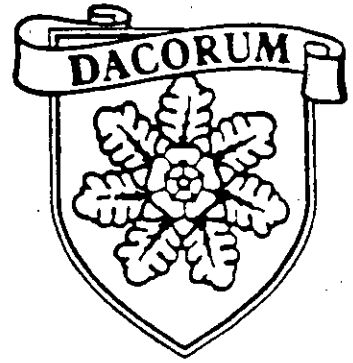
Reason: In the interests of highways safety.

6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 no development comprised in classes A, B, C, D, E, F, G or H of Part 1 of Schedule 2 to that Order and Classes A, B, or C of Part 2 of Schedule 2 to that Order shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

/Cont....





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0265/95 (Cont)

Date of Decision: 19.06.1995

7. The development shall not be occupied until the access and driveway have been constructed in the materials shown on Drawing No. 094/51/5E to the satisfaction of the local planning authority.

Reason: In the interests of highways safety.

