



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0272/96

Mr & Mrs G Harris  
95 Cross Oak Road  
Berkhamsted Herts  
HP4 3HZ

Rickaby Thompson Associates  
27 Castle Street  
Berkhamsted  
Herts  
HP4 2DW

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

95 Cross Oak Road, Berkhamsted, Herts

FORMATION OF TWO OFF-ROAD PARKING SPACES & RETAINING WALL (REVISED SCHEME)

Your application for *full planning permission (householder)* dated 28.02.1996 and received on 01.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.05.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0272/96

Date of Decision: 09.05.1996

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 bricks used for the wall along the Cross Oak Road frontage and the bricks used for coping of the remainder of wall shall match the existing wall along the Cross Oak Road frontage of the property.

Reason: To ensure a satisfactory appearance.

3. Details of the block paving to be used for the parking area hereby permitted shall be submitted to and approved in writing by the local planning authority and thereafter retained in this material.

Reason: To ensure a satisfactory appearance.

4. 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.

Reason: To maintain and enhance visual amenity.

5. 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.

6. Close boarded timber gates shall be provided to the Cross Oak Road frontage and they shall be retained at all times unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.