

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0273/94

Fairclough Homes
Fairclough House
Church Street
Ware
SG12 9EF

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Alsford Timber Yard, Castle Street, Berkhamsted

SUBMISSION OF DETAILS RELATING TO EXTERNAL MATERIALS, CARPORT, & BIN STORAGE,
SURFACE TREATMENT LEVELS & BOUNDARY TREATMENT PURSUANT CONDITIONS 2, 3, 6, 7, &
9 PLANNING PERMISSION 4/1380/93 (ERECTION OF 30 1 & 2 BEDROOM FLATS)

Your application for *the approval of details or reserved matters* dated 23.02.1994
and received on 25.02.1994 has been **GRANTED**, subject to any conditions set out
on the attached sheet(s).

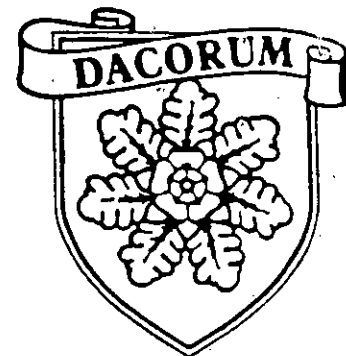
Director of Planning.

Date of Decision: 07.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0273/94

Date of Decision: 07.07.1994



1. The development shall be constructed externally in accordance with the External Finishes Schedule Revision A dated 26.1.94.

Reason: To ensure a satisfactory appearance.

2. The car port shall be constructed in accordance with the materials and details specified on Drawing No. BKD/06 dated February 1994.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

3. The bin store shall be constructed in accordance with the materials and details specified on Drawing No. BKD/05 dated February 1994.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

4. The access road and car park shall be constructed and surfaced in accordance with Drawing No. 93108/2E.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

5. The parking spaces shall be demarcated by the use of galvanised metal studs as specified in letter TW/PC/98/5 dated 13 April 1994.

Reason: To ensure a satisfactory appearance.

6. The footpaths coloured yellow on Drawing No. 93108/2E shall be constructed using Marshalls Heritage Paving in a Yorkstone colour as specified in letter TW/PC/98/5 dated 15 June 1994.

Reason: To ensure a satisfactory appearance.

7. The rumble strip coloured green on Drawing No. 93108/2E shall be constructed using Marshalls Tegula paving blocks as specified in letter TW/PC/98/5 dated 15 June 1994.

Reason: To ensure a satisfactory appearance.

8. The finished site levels shall accord with the levels specified on Drawing No. 93108/2E.

Reason: For the avoidance of doubt.

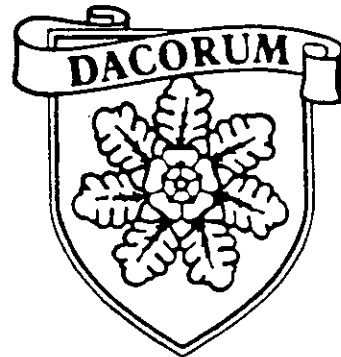
9. The repairs to the canal wall shall be carried out in accordance with Drawing No. 1210/SK20.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

/Continued.....

CONDITIONS APPLICABLE
TO APPLICATION: 4/0273/94

Date of Decision: 07.07.1994



10. The remedial works to the River Bulborne wall shall be carried out in accordance with Drawing No. 1210/SK21.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

11. The 1.8 m high close boarded fence coloured blue on Drawing No. 93108/2E shall have an ebony stain finish.

Reason: For the avoidance of doubt.

12. Notwithstanding the sectional detail on Drawing No. 93108/2E the boundary between the site and The Boote, coloured pink on that drawing, shall be constructed in accordance with Drawings Nos. 1210/SK40 and 1210/SK41 as modified by the local planning authority's letter, reference 4/0273/94/MJM/SR, dated 6 July 1994.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

13. Notwithstanding the details shown on Drawing No. 93108/2E this approval does not extend to any spot light, bulkhead light, lamp column or bollard light.

Reason: For the avoidance of doubt as these matters were not the subject of any planning condition attached to planning permission 4/1380/93.