



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0294/94

Berkhamsted Building Services.
70-70a George Street
Berkhamsted
Herts

M E Hunt
35 Upper Hall Park
Berkhamsted
Herts
HP4 2NR

DEVELOPMENT ADDRESS AND DESCRIPTION
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54 Beaconsfield Road, Tring, Herts

REPLACEMENT DWELLING

Your application for *full planning permission* dated 21.02.1994 and received on 02.03.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

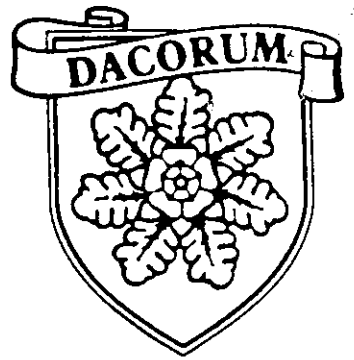
Director of Planning.

Date of Decision: 21.04.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0294/94

Date of Decision: 21.04.1994



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. 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.

Reason: To ensure a satisfactory appearance.

3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. The development hereby permitted shall not be brought into use until the existing vehicle access has been closed and the kerb and footway reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads."

Reason: In the interests of highways safety.

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.

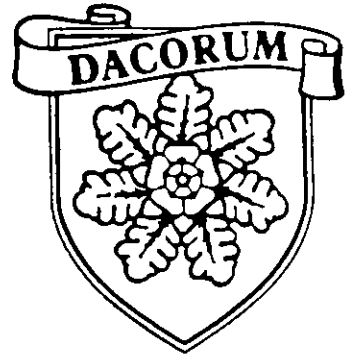
Reason: In the interests of highways safety.

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.

Reason: In the interests of highways safety.

7. The garage shall be set back a minimum of 5.5 m from the highway boundary.

Reason: In the interests of highways safety.



CONDITIONS APPLICABLE
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8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1987 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission 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.

9. The first floor side windows on the south west elevation shall be permanently fitted and fixed with obscure glass.

Reason: In the interests of amenity.