



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0335/96

Mr D Richardson
127 High Street
Berkhamsted
Herts

Mr A Stocker
Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

127 High Street, Berkhamsted, Herts

DETACHED DOUBLE GARAGE

Your application for *full planning permission* dated 23.02.1996 and received on 15.03.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 02.08.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0335/96

Date of Decision: 02.08.1996



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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted shall have been submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.

3. All windows and doors to the garage hereby permitted shall be of the timber construction.

Reason: To ensure a satisfactory appearance.

4. No work shall commenced on the development hereby permitted until protective fencing (for the protection of the beech tree) shall have been erected in the position marked in green on the approved 1:200 scale site plan. The fencing shall comprise 2.4 metre high exterior grade ply boards on a scaffold frame in accordance with British Standard 5837:1991 "Trees in Relation to Construction". The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within the fenced area shall not be altered, nor shall any excavation be made without the prior written consent of the local planning authority.

Reason: To safeguard the existing beech tree which is an important feature of the local landscape.

5. No work shall commence on the development hereby permitted until details of the method of constructions, levels and materials to be used in the construction and surfacing of the driveway shall have been submitted to and approved by the local planing authority and the development shall be carried out in accordance with the details or approved.

Reason: To ensure a satisfactory appearance and to safeguard the adjacent beech tree.