



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0399/91

Trustees of C.Geary
C/o Penny & Thorne
175 High Street
Berkhamsted
HERTS

Aitchisons
63 Marlowes
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/o 166 George Street, Berkhamsted,
TWO HOUSES, PARKING AND ACCESS ROAD (OUTLINE)

Your application for *outline planning permission* dated 22.03.1991 and received on 25.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.07.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0399/91

Date of Decision: 04.07.1991

GRANTED subject to the following conditions:

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. The development hereby permitted shall not be occupied until a parking area has been provided to the adopted standards of the local planning authority in accordance with details approved under condition 1 above. The parking area shall not be used for any purpose other than parking of vehicles.
4. The development hereby permitted shall not be occupied until the access road has been constructed and hard surfaced in accordance with details approved under condition 1 above.
5. Sight lines of 2.4 m x 35 m westwards and 2.4 m x 14 m eastwards shall be provided at the junction of the new access with George Street, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
6. The plans submitted in accordance with condition 1 above shall show the provision of a footway to the George Street frontage of the site and the footway shall be constructed and hard surfaced before the development is first occupied.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.



REASONS APPLICABLE
TO APPLICATION: 4/0399/91 (CONT..)

Date of Decision: 04.07.1991

2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
- 3-4 To ensure satisfactory access and parking provision.
5. To ensure a satisfactory visibility at the junction.
6. To ensure pedestrian safety at the junction of the access road with George Street, where vehicular turning movements will take place.