

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0426/92

W E Norman
The Lodge, Shootersway Lane,
Berkhamsted
Herts

Cannon Morgan Rheinberg
Copsham House
53 Broad Street
Chesham
HP5 3DX

DEVELOPMENT ADDRESS AND DESCRIPTION

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r/o The Lodge, Shootersway Lane, Berkhamsted.

2 DETACHED DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated 31.03.1992 and received on 09.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Colin Barnard

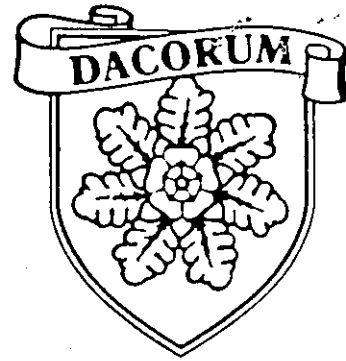
Director of Planning.

Date of Decision: 13.08.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0426/92

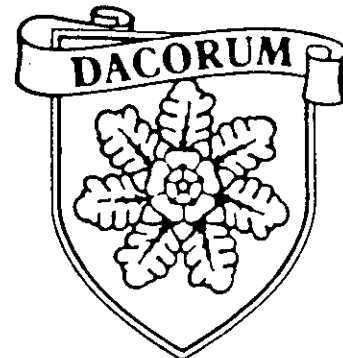
Date of Decision: 13.08.1992



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. Details submitted in accordance with condition 1 hereof shall include:
 - (a) a survey of the site including natural features, trees and hedges;
 - (b) garaging, parking and turning facilities;
 - (c) a scheme of landscaping indicating:
 - (i) those trees which it is proposed to remove;
 - (ii) measures for the protection of existing trees on the site during the carrying out of constructional works on the site;
 - (iii) the nature and position of all proposed new planting;
 - (d) materials to be used externally in the construction of the dwellings, garages and in the surfacing of all parking and turning areas and in the construction of the accessway;
 - (e) construction of drains and sewers.

CONDITIONS APPLICABLE
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4. 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.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To ensure a satisfactory development.
4. To maintain and enhance visual amenity.
5. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.