

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0434/94

Countryside Properties PLC
Countryside House
The Drive
Brentwood
Essex
CM13 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Beechcroft Cottage/Kinghoe, Chesham Road, Berkhamsted

TEN DETACHED HOUSES AND GARAGES AND NEW ACCESS ROAD

Your application for *full planning permission* dated 28.03.1994 and received on 28.03.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

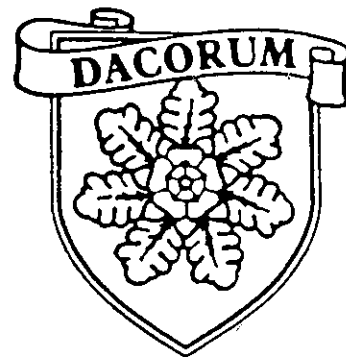
Director of Planning.

Date of Decision: 25.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0434/94

Date of Decision: 25.07.1994



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. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows, on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.

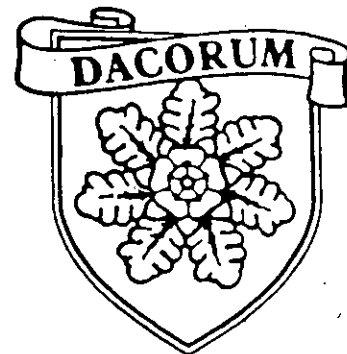
5. Whilst construction works are taking place on the site, the retained trees, shrubs and hedgerows shall be protected at all times by fencing consisting of 2.4 m high close board (or similar) fencing on a scaffold framework (in accordance with the recommendations in BS 5837) which shall be erected in the positions shown on the approved plans. This fencing shall remain in place until all construction works have been completed; none of the land within the area of the protective fencing shall be used for the storage of goods, materials or rubbish connected with the development, and no service pipes or other works below ground level shall be placed or carried out within the protected area. Signs shall be erected on the fencing stating that the trees are to be protected on which prohibited operations should be listed.

Reason: To maintain and enhance visual amenity by the preservation of the trees on the site

Continued.....

CONDITIONS APPLICABLE
TO APPLICATION: 4/0434/94

Date of Decision: 25.07.1994



6. The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

7. Sight lines as shown on the approved plan shall be provided for both the vehicular and pedestrian accesses to Chesham Road in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway.

Reason: In the interests of highways safety.

8. A forward visibility curve shall be provided on the inside of the highway bend between points A and B on the approved plan within which there shall be no obstruction more than 600 mm above carriageway level. This splay shall be designed in accordance with the specification contained in "Roads in Hertfordshire".

Reason: In the interests of highways safety.

9. The gradient of any driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.

Reason: In the interests of highways safety.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on the approved plan shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

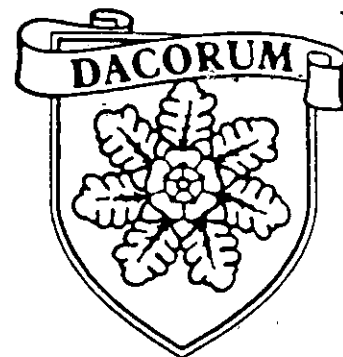
11. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Continued.....

CONDITIONS APPLICABLE
TO APPLICATION: 4/0434/94

Date of Decision: 25.07.1994



12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.