

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0551/93

Colin White Developments
White House
Lower Kings Road
Berkhamsted
Herts

CGB Partnership
Heatherways
Frithsden Copse
Berkhamsted
Herts
HP4 2RQ

DEVELOPMENT ADDRESS AND DESCRIPTION
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Kingshill Kingshill Way, Berkhamsted, Herts

REVISION OF DESIGN OF DWELLING (PLOT 1) APPROVED UNDER 4/1777/89 ((FOUR DETACHED DWELLINGS AND ACCESS))

Your application for *full planning permission* dated 15.04.1993 and received on 15.04.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

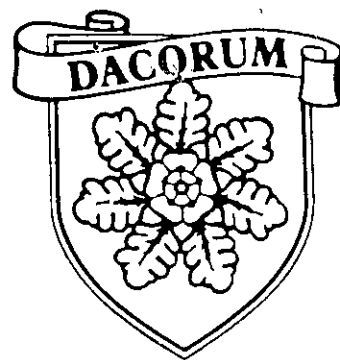
Director of Planning.

Date of Decision: 01.07.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0551/93

Date of Decision: 01.07.1993



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. Prior to the commencement of any works at the site relating to the development hereby permitted, all the protective fencing shown on Drawing No. 8911/DP2 (a) of Planning Permission 4/1777/89 shall be erected and permanently retained until the full completion of the development.

Reason: The boundary hedge and trees to be enclosed by the protective fencing make a very valuable contribution to the visual amenity of the locality. The retention of this vegetation is in the long term interests of maintaining the existing character of the area and the provision of the protective fencing will ensure the trees and hedging area safeguarded during construction work.

3. Details of the height and type of protective fencing referred to in Condition 2 shall be submitted to and approved by the local planning authority before any work starts on site.

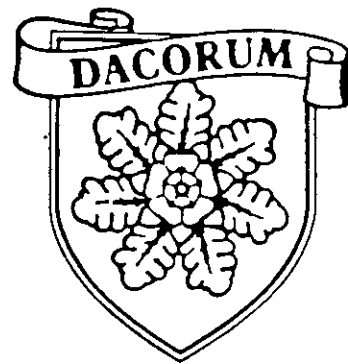
Reason: In order to ensure that the protective fencing referred to in Condition 2 is of adequate height to safeguard the trees and hedging during construction work.

4. Prior to the commencement of any works at the site relating to the development hereby permitted, a scheme (including plans) shall be submitted to and approved by the local authority in respect of the siting of all existing and proposed underground pipes, sewers, cables and associated underground equipment/apparatus within the whole site.

Reason: In order to ensure that there is no conflict between the positioning of underground pipes, sewers, cables and associated equipment/apparatus and vegetation within the whole site, in the long term interests of retaining this vegetation which makes a valuable contribution to the visual amenity of the locality.

5. All existing trees that are shown to be retained on Drawing No. 8911/DP2 (a) of Planning Permission 4/1777/89 shall not be wilfully damaged or destroyed, uprooted, felled, topped or lopped during the period of development, without the previous written consent of the local planning authority. Any trees removed without such consent or are dying or seriously damaged shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: In the interests of retaining trees on the site which make a valuable contribution to the visual amenity of the locality.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0551/93

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6. All the existing hedges on the south-eastern, south-western and north-western boundaries of the site shall be retained and such part or parts of the hedges as before damaged shall be replaced within the planting season following the completion of the development.

Reason: The existing boundary hedges make a valuable contribution to the visual amenity of the locality. The retention of this boundary vegetation is in the long term interests of maintaining the existing character of the area.

7. Prior to the commencement of any works at the site relating to the development hereby permitted, a scheme (including plans) shall be submitted to and approved by the local planning authority in respect of the provision of a fenced compound for the storage of building materials, stationing of workers accommodation/site offices and a vehicle parking and manoeuvring area.

Reason: In order to safeguard existing vegetation at the site during construction works, taking into account the important contribution that this vegetation makes to the visual amenity of the locality as is referred to in the reason above.

8. The dwellinghouse hereby permitted shall not be occupied until the section of roadway coloured yellow on Drawing No. 8911/DP2 (a) of Planning Permission 4/1777/89 and associated turning area, speed ramp and kerb radii shall have been provided fully in accordance with the details shown on this plan.

Reason: In order to ensure that the development is carried out in accordance with the highway standards of the local planning authority.

9. The accessway, as shown in purple on Drawing No. 8911/DP2 (a) of Planning Permission 4/1777/89, shall be completed fully in accordance with the method of construction shown by the section shown on Drawing No. 8911/DP2 (a) of Planning Permission 4/1777/89.

Reasons: a) In order to minimise the impact of the development upon the hedge and tree located on the north-western boundary of the site. The boundary vegetation makes a valuable contribution to the visual amenity of the locality. The long term retention of this vegetation is in the interests of the character of the area. b) For the avoidance of doubt given that an alternative method of construction for the accessway would be likely to cause damage to boundary vegetation.

10. The alterations to visibility splays associated with "Old Meadow" and "Holly Corner" (referred to as "Holly Cottage") shall be carried out prior to the occupation of the dwellinghouse hereby permitted.

Reason: In the interests of highways safety.



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11. No development shall take place until there has been submitted to and approved by the local planning authority a scheme for landscaping which shall show details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity and for the avoidance of doubt.

12. 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.

13. Notwithstanding the provision of the Town and Country Planning General Development Order 1988 (Schedule 2 Part 1 Classes A,C,E and F) or any amendment thereto, there shall be no development under the aforesaid Classes within the residential curtilage of the dwelling hereby permitted without the express written permission of the local planning authority:
Front Elevation - Classes A & C
Rear Elevation - Classes A,E & F

Reasons: Front elevation: In order to safeguard the privacy of "Kingshill",
Rear elevation: In order to safeguard existing trees at the site.

14. 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.