



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0590/94

B and M Executive Pensions Ltd
Three Gables Corner Hall
Lawn Lane
Hemel Hempstead
Herts

Brian B Smith
Saracens Head Yard
Holywell Hill
St. Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Ashlyns Hall, Chesham Road, Berkhamsted

TWO STOREY EXTENSION AND NEW ENTRANCE GATES AND WALL

Your application for *full planning permission* dated 03.05.1994 and received on 04.05.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 25.07.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0590/94

Date of Decision: 25.07.1996

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. The development shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg signs, lighting, etc); retained historic landscape features and proposals for restoration.

Reason: To maintain and enhance visual amenity.

3. Soft landscape works shall include planting plans; schedules of plants and trees; noting species, plant sizes and proposed numbers and planting densities.

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. The extension hereby permitted shall be constructed using the materials specified on drawing No 3/8A dated January 1996.

Reason: To ensure a satisfactory appearance.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0590/94

Date of Decision: 25.07.1996

6. The extension hereby permitted shall not be occupied until the repairs specified at pages 2 to 6 inclusive of the "Specification for Schedule of Repairs Costs Summary at Ashlyns Hall, Chesham Road, Berkhamsted, Hertfordshire, HP4 2ST" (provided by Aitchisons pursuant to the Structural Survey dated 19 May 1993) shall have been completed.

Reason: The repairs are necessary to ensure the maintenance of the fabric of the building and to ensure that the building is capable of being put into viable economic use thereby safeguarding its long term retention. The need for the repairs was a factor in the local planning authority's decision to grant planning permission for the extension hereby approved contrary to the prevailing planning policies for the area.