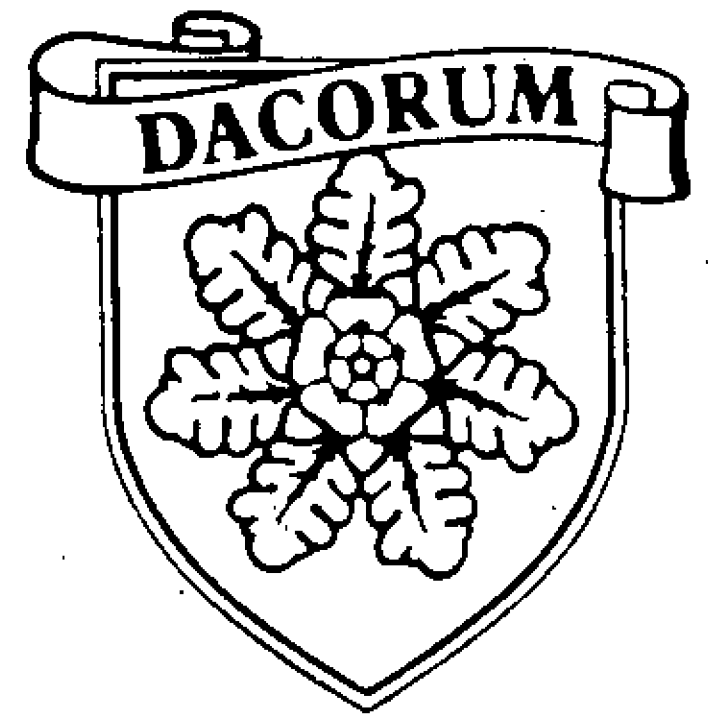


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/0592/93

Alath Constructin Ltd  
(in admin.receivership)  
c/o Ernst & Young  
Apex Plaza  
Reading

J Trevor & Sons  
Planning Department  
58 Grosvenor Street  
London  
W1X 0DD

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Brackenhill, The Common, Berkhamsted

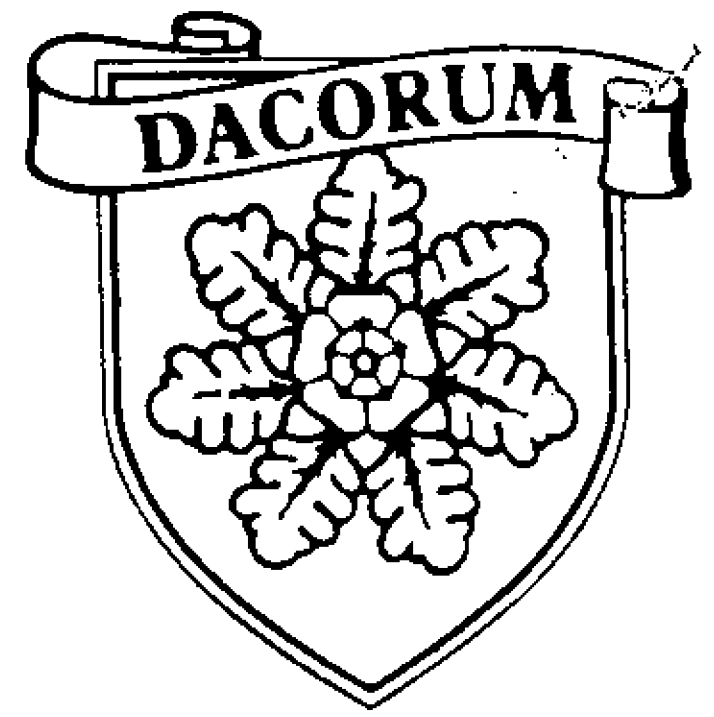
SEVEN DETACHED DWELLINGS GARAGES & ACCESS ROAD (OUTLINE)

Your application for *outline planning permission* dated 23.04.1993 and received on 26.04.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.09.1993

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0592/93

Date of Decision: 09.09.1993

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.

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

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging and parking;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

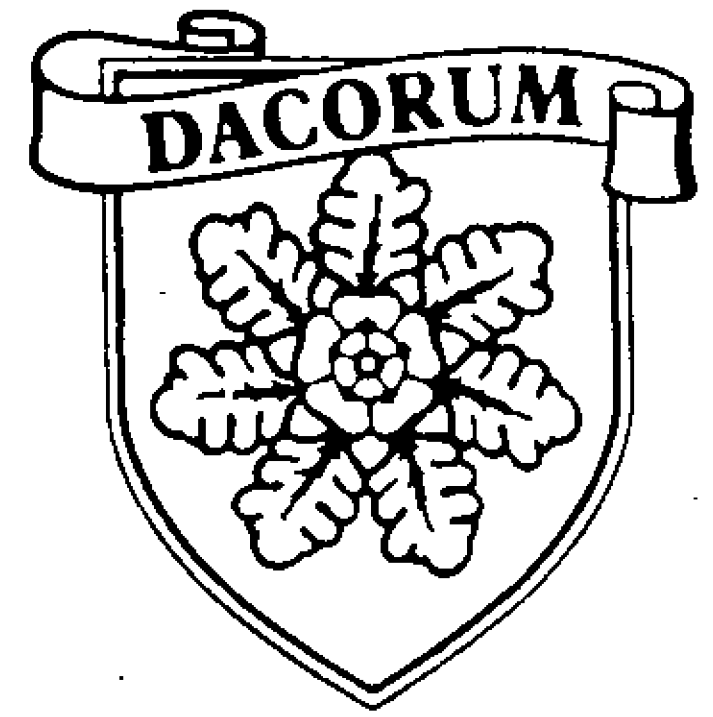
Reason: To ensure a satisfactory development.

4. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0592/93

Date of Decision: 09.09.1993



5. The existing hedge on all boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity.

6. 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.

7. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

Reason: In the interests of highways safety.

8. Sight lines of 2.4 m x 23 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

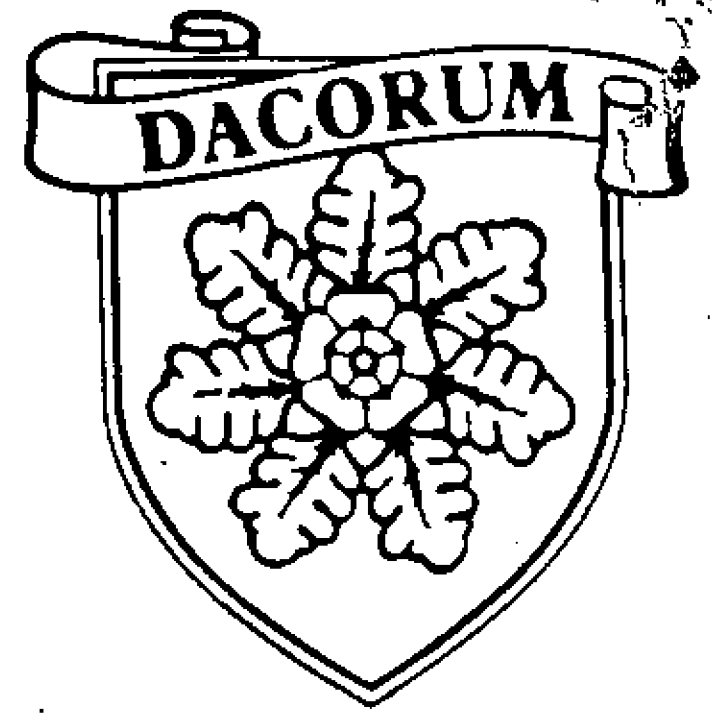
Reason: In the interests of highways safety.

9. No work shall be started on the construction of the seven houses hereby permitted until the planting along the southern boundary of the site shall have been carried out in accordance with details approved under Condition 1 hereof.

Reason: To ensure a satisfactory appearance.

10. No work shall be started on the construction of the seven houses hereby permitted until the access to and across the frontage of Brackenhill shall have been widened and reconstructed in accordance with the details approved in accordance with Condition 1 hereof.

Reason: In the interests of highways safety.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0592/93

Date of Decision: 09.09.1993

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.

12. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

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

13. Any dwellings constructed wholly or partly within 40 metres of the southern boundary of the site shall have a maximum ridge height of 4.5 m above existing ground level.

Reason: To minimise the impact of the development on skyline views on an environmentally sensitive edge of the built-up area of Berkhamsted which adjoins open countryside.