

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0621/94

Malcolm Gilbert Builders  
Priory End  
Alderton Drive  
Ashridge  
Little Gaddesden  
Herts

Aitchisons  
154 High Street  
Berkhamsted  
Herts  
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION

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Plot 3 Kingshill, Kingshill Way, Berkhamsted

DETACHED HOUSE (REVISED)

Your application for *full planning permission* dated 09.05.1994 and received on 11.05.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 05.07.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0621/94

Date of Decision: 05.07.1994

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. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period 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.

3. The existing hedge on the north western boundary of the site shall be retained and such part or parts of the hedge as become damaged shall be replaced within the planting season following the completion of the development.

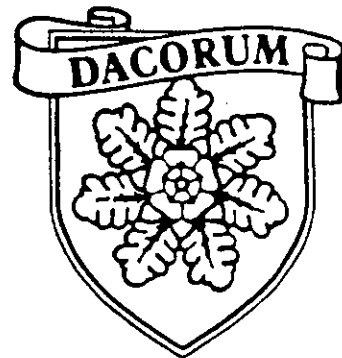
Reason: The existing boundary hedge makes a valuable contribution to the visual amenity of the locality. The retention of this boundary vegetation is in the long term interests of maintaining the existing character of the area.

4. The existing silver birch and apple trees on the site shall be protected during the course of the development by the provision of 1.2 m chestnut pale fencing, which shall be erected at the extent of the crown spread of the trees involved, and this fencing shall be permanently retained until the full completion of the development.

Reason: The trees to be enclosed by the protective fencing make a 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 that the trees are safeguarded during construction work.

5. 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 and for the avoidance of doubt.



CONDITIONS APPLICABLE  
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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. The development hereby permitted shall be constructed materials as indicated on the schedule of materials contained in the letter from M Gilbert Builders dated 15th June 1994 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no extension or addition to the buildings, nor the erection of any structures within the curtilage of the dwelling 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.

9. The bathroom windows in the north west, south west and north east elevations of the dwelling hereby permitted shall be permanently fitted with obscure glazing.

Reason: To safeguard the residential amenity of the area.