

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0626/94

Fairclough Homes Ltd  
Fairclough House  
Church Street  
Ware  
Herts  
SG12 9EF

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Former Alsford Timber Yard Castle Street, Berkhamsted

RESIDENTIAL DEVELOPMENT (REVISED SCHEME - 29 FLATS, CAR PORTS, PARKING, FORMATION  
OF ACCESS & DRAINAGE)

Your application for *full planning permission* dated 10.05.1994 and received on  
11.05.1994 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

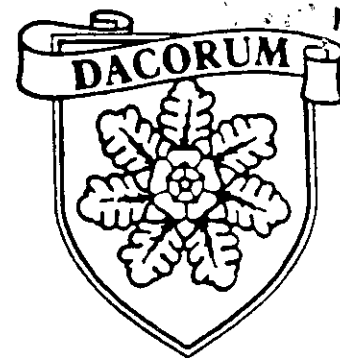
Director of Planning

Date of Decision: 30.09.1994

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0626/94

Date of Decision: 30.09.1994



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 development shall be constructed externally in accordance with the External Finishes Schedule Revision A, dated 26 January 1994, approved by the local planning authority under reference 4/0273/94 on 7 July 1994.

Reason: To ensure a satisfactory appearance within the Conservation Area.

3. The car port and bin storage structures shown on Drawing No. BKD 01C shall be constructed in accordance with the details approved by the local planning authority under reference 4/0273/94 on 7 July 1994.

Reason: To ensure a satisfactory appearance within the Conservation Area.

4. The site shall be landscaped in accordance with the details approved by the local planning authority under reference 4/1145/94 on 27 September 1994.

Reason: To maintain and enhance visual amenity and to ensure the provision of appropriate street furniture.

5. The boundary treatment along the Castle Street boundary of the site shall be constructed in accordance with the details approved by the local planning authority under reference 4/0868/94 on 26 July 1994.

Reason: To ensure a satisfactory appearance and in the interests of highways safety.

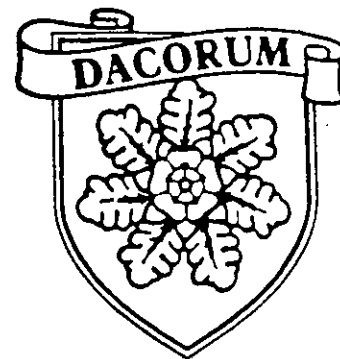
6. The access road, parking area, footpaths and steps shall be constructed and surfaced in accordance with the details approved by the local planning authority under reference 4/0273/94 on 7 July 1994.

Reason: To ensure a satisfactory appearance.

7. The finished floor levels and site levels shall accord with the levels specified in Drawing No. 93108/2E approved by the local planning authority under reference 4/0273/94 on 7 July 1994.

Reason: To ensure the work is carried out to suitable levels in relation to the highway and adjoining properties having regard to drainage, gradient of access and amenities at adjoining properties.

Cont'd



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0626/94

Date of Decision: 30.09.1994

8. Before the first occupation of any part of the development hereby permitted, boundary fences, walls, hedges or other means of enclosure shall be constructed and planted in accordance with the details which shall have been submitted to and approved by the local planning authority and shall thereafter be retained in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. BKD 01C 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.

10. 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.

11. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

12. Sight lines of 4.5 m x 35 m shall be provided to the north at the junction of the site access road with Castle Street 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.

13. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.