

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0631/92

Thornberry Developments Ltd
Clements House, 23 High Street
Tring
Herts
HP23 5AH

David Lane Associates
Decaux Lodge, Pigott Drive
Shenley, Church End
Milton Keynes, Bucks
MK5 6BX

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land rear of Woodrising/Balcary, Shootersway, Berkhamsted,

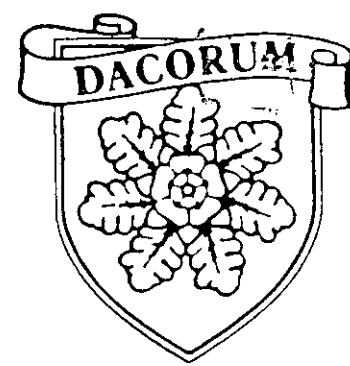
RESIDENTIAL DEVELOPMENT (REVISION TO PLOT 2]

Your application for *full planning permission* dated 25.05.1992 and received on 27.05.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.07.1992

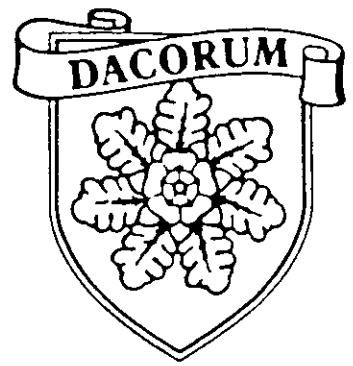
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0631/92

Date of Decision: 16.07.1992

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. This permission relates to Plot 2 on Plan No. 1825. PD/30B only.
3. The development hereby permitted shall be constructed in Bovington Berry ATR multi-facing bricks and Steetley's Clay Heather Sandfaced Tiles or such alternative materials as may be approved in writing by the local planning authority.
4. 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 building hereby permitted without the express written permission of the local planning authority.
5. 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 that expressly authorised by this permission).
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of the dwellinghouse forward of any wall which fronts onto a road.
7. 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. Details of the protection for the trees shall be submitted to and approved by the local planning authority. This protection shall be maintained in position until the development hereby permitted is completed.
8. The existing hedges on the boundaries of the site shall be protected during the period of construction and such part or parts of the hedges as become damaged shall be replaced within the planting season following completion of development.
9. 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, shall be submitted to and approved by the local planning authority prior to occupation of the development hereby permitted.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0631/92

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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 of 31 March in the next following year.
11. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.
12. Before the dwelling permitted is occupied, arrangements for the storage and disposal of household refuse for the dwelling shall be provided in accordance with details to be submitted to and approved by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory appearance.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
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6. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
7. To safeguard adequately the trees on the site.
8. To safeguard adequately the hedges on the site.
9. To maintain and enhance visual amenity.
10. To maintain and enhance visual amenity.
11. To ensure the safe, economic, durable, attractive and proper development of the estate.
12. In the interests of amenity.