



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0640/91

I Courts  
2 Hall Park Gate  
Berkhamsted

Charter Partnership Ltd  
15 Cardington Road  
Bedford

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Adj: 2 Hall Park Gate, Berkhamsted,

DETACHED DWELLING

Your application for *full planning permission* dated 14.05.1991 and received on 15.05.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.08.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0640/91

Date of Decision: 07.08.1991



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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
3. 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.
4. 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 (back of the footway), within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the (footway) level.
5. Sight lines of 2.4 m x 35 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.
6. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
7. Except where necessary to comply with Condition 3 the existing beech hedge abutting the back of the footway serving Hall Park Gate 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 the completion of the development.
8. 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(s) hereby permitted without the express written permission of the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highways safety.
4. In the interests of highways safety.
5. In the interests of highways safety.



REASONS CONTINUED.

6. In the interests of highways safety.
7. To ensure the retention of the existing beech hedge which makes a valuable contribution to the visual amenity of the locality.
8. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.