



PLANNING

Abberley Design
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Cirencester
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GL7 2BL

Applicant:
Mr A Lindley
c/o Abberley Design
4 Silver Street
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GL7 2BL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00642/96/FUL
ERECTION OF FIVE DWELLINGS AND FORMATION OF ACCESS ROAD
LAND OFF SPRINGFIELD ROAD BERKHAMSTED HERTS

Your application for full planning permission dated 2 May 1996 and received on 20 May 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 23 May 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00642/96/FUL

Date of Decision: 23 May 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development shall be carried out in complete conformity with the approved drawings no 3396/seven; 3396/six; 3396/five; 3396/four; 3396/three.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

3. Sight lines of 2.5m x 90m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2m above carriageway level.

Reason: In the interests of highways safety.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, and materials of the wall on the boundary of the site with Billet Lane and all other types of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

6. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

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7. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

10. Development shall not begin until a scheme for protecting the dwellings from noise and vibration from the railway has been submitted to and approved by the local planning authority; and all works which form part of the scheme shall be completed fully in accordance with the approved scheme before any of the dwellings are occupied.

Reason: In the interests of residential amenity.