



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0667/94

Chipperfield Land Co Ltd  
Kings Works  
Kings Lane  
Chipperfield  
Herts

Collett Design  
17 Collett Road  
Hemel Hempstead  
Herts  
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Land rear of Balcary, Shootersway, Berkhamsted

RETENTION OF DETACHED DWELLING ON REVISED PLOT AND NEW GARAGE, REVISED ADDITIONAL DWELLING AND ACCESS

Your application for *the retention of development already carried out* dated 13.05.1994 and received on 19.05.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0667/94

Date of Decision: 23.09.1994

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 materials to be used on the dwellinghouse on Plot 1 are Bovington Berry multicoloured facing bricks and Steetley Clay "Heather" sandfaced roof tiles or such other alternative materials as may be approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

3. 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.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

4. 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 those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

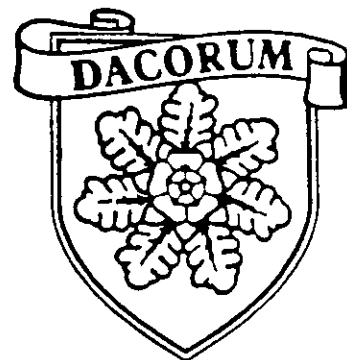
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

6. 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: To maintain and enhance visual amenity.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0667/94

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7. No work shall be commenced on site until 1.5 m high Chestnut paling fencing attached to a scaffold framework as specified in Section 8.2.2 of BS 5837 (1991) shall have been erected as shown on Drawing No. 94/1906/1A around all the trees and hedges that are to be retained on the site including the Beech tree opposite Plot No. 1. This fencing shall be maintained in position until the development hereby permitted is completed.

Reason: To adequately safeguard the trees on the site.

8. The existing hedges on all 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.

Reason: To maintain and enhance visual amenity.

9. 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.

10. All planting, seeding or turving 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 five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons 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 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.

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0667/94

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12. The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.

(Note: Full details of the roadworks proposed should also be submitted to and approved by the local highway authority before any work is commenced on site).

Reason: .To ensure the safe, economic, durable, attractive and proper development of the estate.