



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0692/95

Earlykey Ltd  
Chiltern Place  
Nup End Lane  
Wingrave  
Bucks

Mr A King  
Folly Bridge House  
Bulbourne  
Tring  
Herts  
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION

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Burghfield, Shootersway, Berkhamsted

DEMOLITION OF HOUSE AND ERECTION OF 4 DETACHED HOUSES AND NEW ACCESS

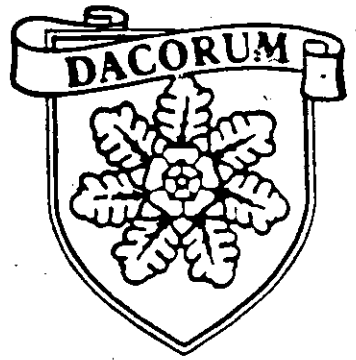
Your application for *full planning permission* dated 30.05.1995 and received on 31.05.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 03.08.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0692/95

Date of Decision: 03.08.1995

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. 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.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on Drawing No. SR200A Rev July 95, no development shall take place until protective fencing consisting of 2.4 metre high boarding on a scaffold framework in accordance with the requirements of B.S. 5837 shall have been provided in the locations shown by the green lines on Drawing No SR200A Rev July 95. This protective fencing shall remain in place on site until the completion of the development to prevent damage to the trees during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To ensure the proper protection of the important trees on this site.

4. 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.

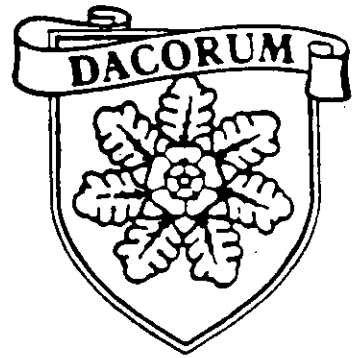
Reason: To maintain and enhance visual amenity.

5. 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.

/Continued...





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0692/95

Date of Decision: 03.08.1995

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no development comprised in Classes A, B, C, D, E, F, G or H of Part 1 of Schedule 2 to that Order shall be carried out without the prior written approval 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.

7. The development hereby permitted shall not be occupied until the new access to serve plots 3 and 4 off The Hemmings is constructed to the satisfaction of the local planning authority.

Reason: In the interests of highways safety.

