



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0742/94

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Berkeley Homes (N.London) Ltd  
Kings Head House  
15 London End  
Beaconsfield  
BUCKS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Nos. 8, 9, 10 & Expotechnik Works, Hudnall Lane, Little Gaddesden

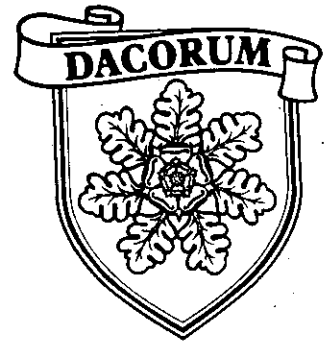
DEMOLITION OF A PAIR OF SEMI DETACHED HOUSES AND RE-DEVELOPMENT OF SITE FOR 13 DWELLINGS AND NEW ACCESS

Your application for *full planning permission* dated 03.06.1994 and received on 06.06.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 23.09.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0742/94

Date of Decision: 23.09.1996

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 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.

3. 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.

4. No work shall be started on the development hereby permitted until details of all 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.

5. The parking areas, driveways, paths and roads of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory appearance.

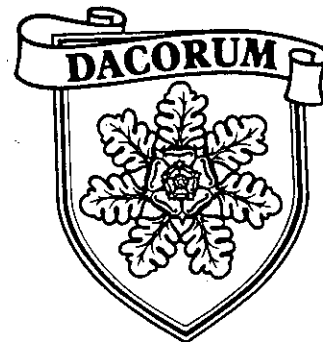
6. The fences walls and other means of enclosure of the development hereby permitted shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory appearance and to prevent the existing preserved trees from being harmed.

Cont'd

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0742/94

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7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, no development falling within class A, B, C or D of Part 1 of Schedule 2 thereto shall be carried out on units 9 to 13 inclusive, 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, no gate fence wall or other means of enclosure shall be erected in front of the nearest part of the original dwelling house to the highway of plots 1 to 13 inclusive, 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.

9. The erection of tree protection fencing shall be undertaken fully in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: To ensure the preserved trees are protected from damage during the course of the development.

10. Before occupation of any of the dwellings hereby permitted, the car parking facilities shown on the approved plan, including garages, shall be provided and made available, and shall thereafter be kept available for the parking of domestic motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet current adopted parking standards.

11. The access shall include the provision of sight lines 4.8m X 12.5m to the south west of the junction with Hudnall Lane and 4.8m X 23m to the north east of the junction with Hudnall Lane with a kerb radii of 10m within which there shall be no obstruction more than 600mm above carriageway level.

Reason: In the interests of highway safety.

Cont'd

CONDITIONS APPLICABLE  
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12. The development hereby permitted shall not be occupied until the sight ~~lines referred to in condition 11 shall have been provided, and they shall~~  
be maintained at all times thereafter.

Reason In the interests of highway safety.