

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0743/95

R H Phipps
23 Hall Park
Berkhamsted
Herts

David Stocker Associates Ltd
Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land Adjoining 23 Hall Park, Berkhamsted, Herts

DETACHED DWELLING

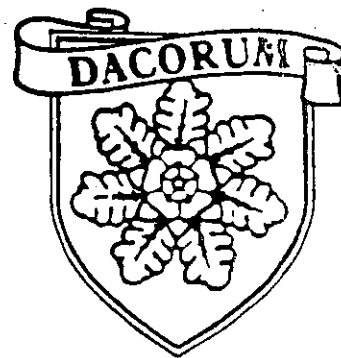
Your application for *full planning permission* dated 08.06.1995 and received on 09.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 18.01.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0743/95

Date of Decision: 18.01.1996

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 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. A 1.8 m high close boarded fence shall be erected on the northern boundary of the application site (in the position marked in green on Drawing No. 253/2C) prior to the commencement of works for the construction of the dwelling hereby permitted.

Reason: To safeguard the privacy and residential amenity of the adjacent property.

4. A 1.2 m high chestnut paling fence shall be erected in accordance with BS 5837:1991 in the position marked in yellow on Drawing No. 253/2C prior to the commencement of works for the construction of the dwelling hereby permitted, and this fence shall not be removed until those works have been completed.

Reason: To safeguard the existing boundary hedge in the interest of residential and visual amenity.

5. The windows coloured orange on Drawing No. 253/03B shall be fitted and thereafter maintained with obscured glazing.

Reason: To safeguard the privacy and amenity of adjoining dwellings.

6. The integral garage hereby permitted shall not be used primarily for any purpose other than the parking of vehicles.

Reason: In the interests of highways safety.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no development falling within Classes A, B, C or E 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.

Continued



CONDITIONS APPLICABLE

TO APPLICATION: 4/0743/95 (continued)

Date of Decision: 18.01.1996

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking or re-enacting that Order with or without modification) no windows other than those shown on approved Drawing No. 253/03B shall be provided 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.

9. A 2 m x 2 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 m above the footway level.

Reason: In the interests of highways safety.