

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0792/95

Mr I Courts
2 Hall Park Gate
Berkhamsted
Herts

Burton Architects
14 Burnett Road
Streetly
Sutton Coldfield
West Midlands
B74 3EJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 2 Hall Park Gate, Berkhamsted, Herts

DETACHED DWELLING AND NEW ACCESS

Your application for *full planning permission* dated 19.06.1995 and received on 20.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

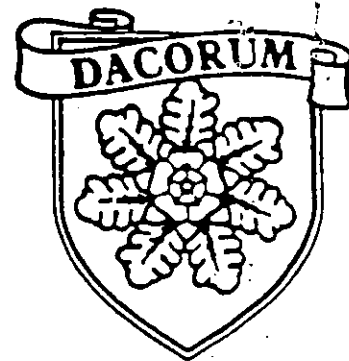
Date of Decision: 19.10.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0792/95

Date of Decision: 19.10.1995



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. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. A 2.4 m x 2.4 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 2.0 m above the footway level.

Reason: In the interests of highways safety.

5. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

6. The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highways safety.

7. Except where necessary to comply with condition 3, the existing beech hedge abutting the back of the footway serving Hall Park Gate shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following the completion of the development.

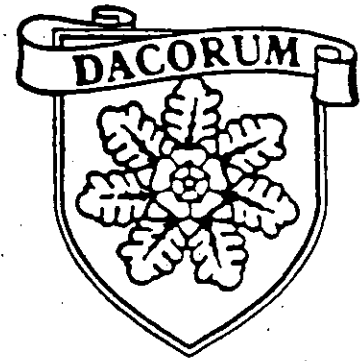
Reason: To ensure the retention of the existing Beech hedge which makes a valuable contribution to the visual amenity of the locality.

/cont'd



CONDITIONS APPLICABLE
TO APPLICATION: 4/0792/95

Date of Decision: 19.10.1995



8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or alteration 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.

