

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0795/95

Berkeley Homes -
(North London) Ltd
Kings Head House
15 London End, Beaconsfield
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent Partridge Close, Graemesdyke Road, Berkhamsted

ERECTION OF DETACHED DWELLING AND NEW ACCESS (DUPLICATE APPLICATION RE:
4/0571/95)

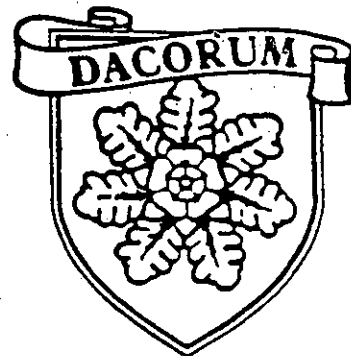
Your application for *full planning permission* dated 20.06.1995 and received on 21.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0795/95

Date of Decision: 07.09.1995

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 commence on the construction of the dwelling hereby permitted until a temporary construction access shall have been constructed in accordance with the detailed specification on Drawing No. N475/01 Revision C. The temporary driveway shall be retained for the use of construction traffic for the duration of the construction of the dwelling.

Reason: To safeguard the trees on the site.

3. No work shall commence on the construction of the dwelling hereby permitted or the temporary construction access until protective fencing shall have been erected in the position, and according to the specification, shown on Drawing N475/01 Revision C. Such fencing shall be set out in consultation with the Council's Woodlands Officer.

Reason: To safeguard the trees on the site.

4. No building materials shall be stored within the area of protective fencing coloured green on approved Drawing No. N475/01 Revision C.

Reason: To safeguard the trees on the site.

5. Upon the substantial completion of the dwelling hereby permitted the temporary driveway shall be removed and the permanent driveway formed in accordance with approved Drawing No. N475/01 Revision C.

Reason: To safeguard the trees on the site.

6. No service trenches, other than the one coloured orange on approved Drawing No. N475/01 Revision C, shall be constructed without the prior written approval of the local planning authority.

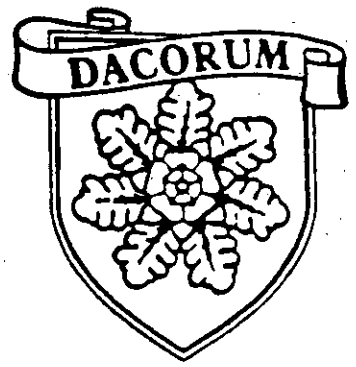
Reason: To safeguard the trees on the site.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any amendment thereto, no development falling within Class A, C or F 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 and in the interest of the trees on the site.

/Cont...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0795/95 (Cont....)

Date of Decision: 07.09.1995

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the integral garage hereby permitted shall be retained at all times for the parking of vehicles associated with the residential occupation of the dwelling and shall not be converted or adapted to form ancillary living accommodation.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

