

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0872/96

Stanton Kipping Homes  
Wescott House  
Golf Club Road  
Ashridge Park, Berkhamsted  
HERTS

Hawkins Eades Associates  
100 High Street  
Great Missenden  
Bucks  
HP16 0BE

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Cooper House, Ravens Lane, Berkhamsted

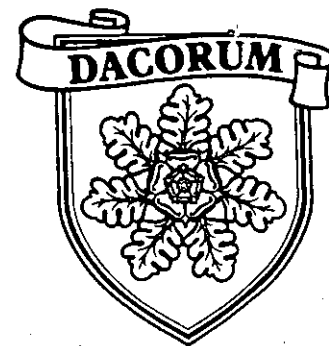
CONVERSION OF OFFICE BUILDING INTO FOUR RESIDENTIAL UNITS, DEMOLITION OF ROOF  
OVER ADJOINING CAR PARK

Your application for *full planning permission* dated 17.06.1996 and received on  
04.07.1996 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

Director of Planning

Date of Decision: 17.10.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0872/96

Date of Decision: 17.10.1996

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. No work shall be started on the development hereby permitted until details of the surface treatment of the parking area and the materials and type of coping for the walls, and the materials for the new gates shall have been submitted to and approved by the local planning authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.

4. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the environment when the site is developed.

Reason: To ensure a satisfactory development.

5. 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.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0872/96

Date of Decision: 17.10.1996

6. 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.