

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0881/95

Wilcon Homes (Southern) Ltd
Thomas Wilson House
Tenter Road
Moulton Park
Northants

Capener Cross Partnership
Salter House
Cherry Bounce
Hemel Hempstead
Herts HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

3 Shrublands Road and 48 Cross Oak Road, Berkhamsted

THIRTEEN TERRACED HOUSES, GARAGES & PARKING

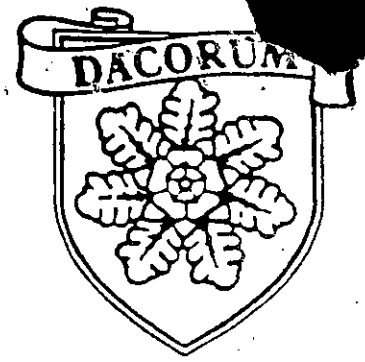
Your application for *full planning permission* dated 30.06.1995 and received on 06.07.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0881/95

Date of Decision: 28.03.1996

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, including type of bricks, pointing and roofing 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 doors, windows, barge boards and other timber details to porches shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

4. No work shall be started on the development hereby permitted until protective fencing shall have been erected around the areas edged green on the Tree Location Plan in accordance with details which shall have been submitted to and approved by the local planning authority.

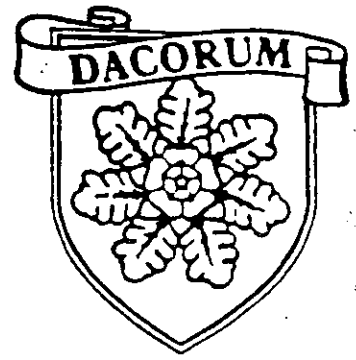
Reason: To maintain and enhance visual amenity.

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.

Continued





CONDITIONS APPLICABLE
TO APPLICATION: 4/0881/95 (CONTINUED)

Date of Decision: 28.03.1996

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.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 95005/P002 Revision E shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, no development comprised in Classes A, B, C, D, E, F, G or H 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.

9. The development hereby permitted shall not be occupied until the boundary walls and fences, and walls provided within the garage and parking area coloured yellow on Drawing No. 95005/P002 Revision E shall have been constructed in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

