



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0903/96

Bryant Country Homes Ltd
St Leonards House
Mill Street
Eynsham
OXON

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Shenstone, Gravel Path/Shenstone Hill, Berkhamsted

REDEVELOPMENT FOR FIVE DETACHED HOUSES, GARAGES AND ACCESS

Your application for *full planning permission* dated and received on 15.07.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

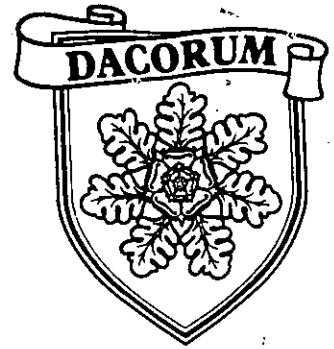
Director of Planning

Date of Decision: 26.09.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0903/96

Date of Decision: 26.09.1996



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. Not more than one dwelling of the development hereby permitted shall be served by means of the existing access to "Shenstone" direct from Gravel Path.

Reason: In the interests of highways safety.

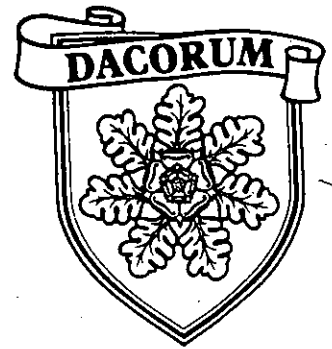
4. With the exception of any trees immediately required to be removed for the purposes of carrying out the development hereby permitted and shown on Drawing No. GPB/05/01 the existing trees on the site shall be retained and protected in accordance with details which shall be submitted to and approved in writing by the local planning authority before any work commences on site. This protection shall be retained for the duration of development and no tree shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority. Such protection measures shall be provided prior to commencement of any works on the site.

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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0903/96 (contd)

Date of Decision: 26.09.1996

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, 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.

8. The new vehicular accesses off Shenstone Hill shall be provided in accordance with details which shall have been submitted to and approved by the local planning authority prior to occupation of any of the dwellings.

Reason: In the interests of highways safety.