

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0906/92

Berkhamsted Golf Club
The Common
Berkhamsted
Herts
HP4 2QB

Rickaby Thompson Associates
27 Castle Street
Berkhamsted
Herts
HP4 2DW

DEVELOPMENT ADDRESS AND DESCRIPTION
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Berkhamsted Golf Club, The Common Berkhamsted

PART DEMOLITION OF EXISTING CLUBHOUSE, ERECTION OF NEW CLUBHOUSE AND EXTENSION OF
CAR PARK (REVISED SCHEME)

Your application for *full planning permission* dated 15.07.1992 and received on
16.07.1992 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).



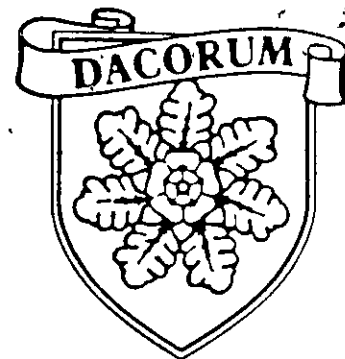
Director of Planning

Date of Decision: 10.09.1992

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/0906/92

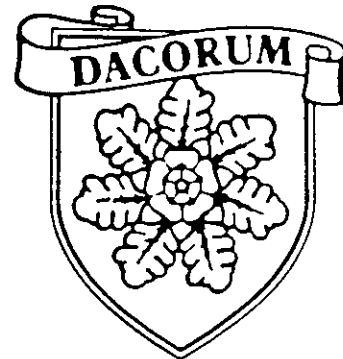
Date of Decision: 10.09.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. No work shall be started on the development hereby permitted until details of materials to be used externally on the new building and alterations to the existing clubhouse 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.
3. 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 site levels around the trees to be retained and any alterations to these levels, 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.
4. 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.
5. No work shall commence on the site until adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
6. No work shall be started on site until detailed proposals for vehicle parking, including details of levels, surfacing and landscaping shall have been submitted to and approved by the local planning authority.
7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 6 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
8. No work shall be started on site until details of fencing and gates around the greenkeeper's yard shall have been submitted to and approved by the local planning authority and such fencing and gates as approved shall be provided within three months of the completion of the building works hereby permitted.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0906/92

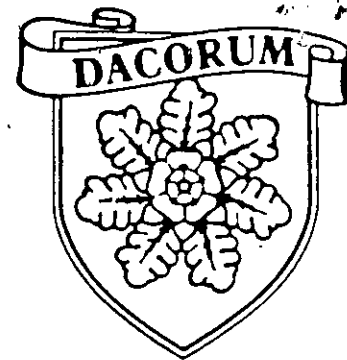
Date of Decision: 10.09.1992



9. Advance notice of the start of the site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to any person(s) nominated by that authority to observe the works and record any archaeological material that may be exposed.
10. The kerb radii of the access to the clubhouse service area shall be 6 m.
11. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided within the curtilage of the site.
12. The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 15 August 1990, for single and two storey extensions, associated alterations, alterations to existing car park and formation of new parking area at Berkhamsted Golf Club, The Common, Berkhamsted, reference 4/0788/90 is implemented.
13. The permission hereby granted is an alternative to and not in addition to, either wholly or in part, the planning permission granted on 15 August 1990, and referred to in condition 12 above. No part of any development referred to in that permission shall be carried out if any part of the development hereby permitted has been implemented.
14. No work shall be started on site until detailed proposals for the disposal and incineration of refuse shall have been submitted to and approved by the local planning authority. The development hereby permitted shall not be brought into use until the proposals as approved shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
15. There shall be no outdoor illumination or floodlighting of any part of the car park without the written consent of the local planning authority.
16. No works on the access road or car parking shall be commenced until details of the kerb edging shall be submitted to and approved by the local planning authority.

CONDITIONS APPLICABLE
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- * 17. The existing clubhouse and pro shop coloured green on the approved plan number 4/0906/92, drawing number BGC 330A, shall be demolished and the materials removed from the site within 6 months of the occupation of the new building hereby permitted.
- * 18. The improvements to the external elevations of the clubhouse shown on the approved plan number 4/0906/92, drawing number BGC 321D, shall be commenced within 6 months of the occupation of the new building hereby permitted.
- 19. Prior to the building hereby permitted being brought into use, details for the ventilation of the kitchen including filtration of cooking fumes shall be submitted to and approved by the local planning authority. Such works shall be installed prior to the building being brought into use.
- 20. The Northchurch Bridleway No. 57 must be diverted prior to the commencement of works and must remain unobstructed and free from encroachment at all times.

REASONS:

- 1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2. To ensure a satisfactory appearance.
- 3-5 To maintain and enhance visual amenity.
- 6. In the interests of highways safety.
- 7. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 8. To maintain and enhance visual amenity
- 9. To ensure that reasonable facilities are made available to record archaeological evidence.
- 10-11 In the interests of highways safety.
- 12. The permission hereby granted is an alternative to and not in addition to the earlier permission.
- 13. For the avoidance of doubt.
- 14. In the interests of visual and residential amenity.
- 15-18 In the interests of visual amenity.
- 19. In the interests of amenity.
- 20. In order to safeguard the amenities of the users of the bridleway.