



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0922/94

Michael G Stubbert
3 Charnocks Close
Gamlingay
Sandy
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Fleurfield, Kingsdale Road, Berkhamsted

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF TWO DETACHED HOUSES

Your application for *full planning permission* dated 05.07.1994 and received on 11.07.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0922/94

Date of Decision: 08.09.1994

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 trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

4. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not 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.

Reason: To maintain and enhance visual amenity.

5. 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.

Reason: To maintain and enhance visual amenity.

6. No development shall take place until there has been submitted to and approved by the local planning authority details of the boundary treatment between the two new dwellings, such details shall include a close boarded fence of no less than 1.8 m in height.

Reason: In the interests of amenity.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0922/94

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7. No development shall take place until there has been submitted to and approved by the local planning authority details of the driveway treatment including any change in levels.

Reason: In the interests of amenity.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extensions or additions to the buildings hereby permitted, nor shall there be any fences, walls, gates, garages, sheds or other structures erected within the curtilages of the dwellings hereby permitted, without the express written permission 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.