

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00926/98/FUL

AGREVO, HIGH STREET, BERKHAMSTED, HERTS
RESIDENTIAL DEVELOPMENT OF 104 DWELLINGS WITH ASSOCIATED
ROADS AND PARKING AREAS. (INCLUDES CHANGE OF USE OF 26-32 HIGH
STREET FROM OFFICES TO RESIDENTIAL.)

Your application for full planning permission dated 20 May 1998 and received on 29 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble,

Development Control Manager

Date of Decision: 22 March 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00926/98/FUL

Date of Decision: 22 March 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the schedule of external finishes shown on Drawing No. 16/443/100 Rev H.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

3. All windows and doors shall be constructed from softwood timber, and shall be so maintained unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

4. Notwithstanding any landscaping details shown on any other drawings hereby approved, all hard and soft landscape works shall be carried out only in accordance with the approved details shown on Drawing Nos. BNL 14084/01 Rev A and BNL 14084/02 Rev D. The works shall be carried out prior to the occupation of any part of the development hereby permitted or in accordance with a programme which shall have been agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

6. None of the dwellings hereby permitted shall be occupied until the following details shall have been submitted to and approved in writing by the local planning authority:

- (a) the materials, design and appearance of the canal-side bench;
- (b) the materials, design and appearance of the staggered barrier shown on Drawing No. 16/443/100 Rev H at the junction of the footpath with the canal-side walk;
- (c) the materials, design and appearance of the electricity sub-station;
- (d) the materials, design and appearance of the black bow-topped railings to the "Play Area" shown on Drawing No. 16/443/100 Rev H;
- (e) the design and appearance of the 300 mm high timber knee rail around the amenity area of Plots 33-53 inclusive shown on Drawing No. 16/443/100 Rev H;
- (f) notwithstanding the details shown on Drawing No. FLTSB/282 Rev B, the materials, design and appearance of the retaining walls and railings to be provided as part of the ramp referred to in Condition 8;
- (g) the design, appearance, location and luminance levels of all external lighting on the site.

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

7. The development hereby permitted shall not be occupied until space shall have been laid out within the site for vehicle garaging, parking and circulation in accordance with the details shown on Drawing No. 16/443/100 Rev E. This space shall be kept permanently available thereafter for the purposes approved. In particular, but without prejudice to the generality of the foregoing, the visitor parking spaces shown on Drawing No. 16/443/100 Rev E marked "V" shall be kept available at all times for the parking of vehicles by visitors to the site, and expressly these spaces shall not be used for the parking of vehicles owned by (or under the control of) any of the occupiers of any of the dwellings.

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

8. No part of the development hereby permitted shall be occupied until the roadways, accesses, turning and circulation areas, footpaths, pedestrian links and walkways (including the ramp serving the eastern end of the canal-side walkway) which provide vehicular or pedestrian access to that part shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and unobstructed and available for proper use at all times.

Reason: To ensure the safe and proper development of the estate, and in the interests of highways safety.

9. The ramp referred to in Condition 8 shall be constructed with a gradient not exceeding 1 in 12 as shown on Drawing No. 9781/107 Rev E (Sheet 2 of 3).

Reason: To ensure the safety of people using the ramp.

10. The bollards shown on Drawing No. 16/443/100 Rev H alongside the canal and the River Bulbourne and at the junctions of the pedestrian links with the High Street and Waterside shall be provided in accordance with the details shown on Drawing No. FLTSA/282 Rev B.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

11. The surface of the canal side walkway shall be finished in accordance with the details shown on Drawing No. FLTSA/282 Rev B.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

12. None of the dwellings hereby permitted shall be occupied until the sight lines at the junction of the site access road with the High Street shown on Drawing No. 16/443/100 Rev H shall have been provided, and they shall be maintained at all times thereafter.

Reason: In the interests of highway safety.

13. The means of enclosure within the site indicated on the approved Drawing No. 16/443/100 Rev H shall be constructed or erected before the houses or flats to which the enclosures relate are occupied.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

14. None of the dwellings hereby permitted shall be occupied until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected along the external boundaries of the application site. The boundary treatment shall be completed, in accordance with the approved details, either before any of the dwellings are occupied or in accordance with a timetable which shall have been agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

15. At all times throughout the duration of the development, the developer shall use the best practicable means available (including, but without prejudice to the generality of the foregoing, the use on the public highway of a vehicular road sweeper) to ensure that vehicles leaving the site do not deposit mud or any other materials on the public highway.

Reason: In the interests of highway safety.

16. No more than 36 of the houses and flats hereby permitted (other than those situated on the plots numbered from 1 to 32 inclusive on Drawing No. 16/443/100 Rev H) shall be occupied until the area shown as "Play Area" on that drawing shall have been provided in accordance with the details shown on that drawing; that area shall not thereafter be used for any purpose other than as a play/amenity area.

Reason: In the interests of amenity and to ensure that adequate provision of open space is made within the development.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D, E and H;
Part 2 Classes A and C.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

18. No television receiving apparatus shall be attached to the exterior of any dwelling except 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 to the development, and in the interests of the visual amenities of the Conservation Area.

19. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

INFORMATIVES

1. The prior written consent of the Environment Agency is required for works or structures within 8 metres of the River Bulbourne/Grand Union Canal. You are advised to contact Trevor Brawn on 01707 632399 for further details.
2. The prior written consent of the Environment Agency is required for any discharges of sewage or trade effluent and for dewatering from any excavation or development to a surface watercourse, and may be required for any discharge of surface water. You are advised to contact the Water Consents Team on 01707 632300 for further details.