

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0954/90

Holywell Properties Ltd
11/13 Alexandra Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 111-119 High Street, Berkhamsted, Herts

TWO AND THREE STOREY OFFICE BUILDING WITH CAR PARK

Your application for *full planning permission* dated 27.06.1990 and received on 02.07.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.01.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0954/90

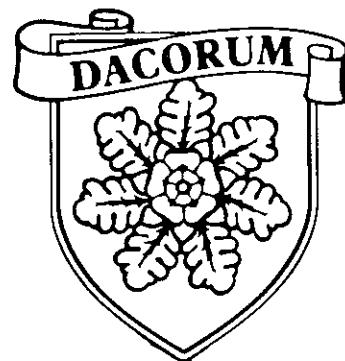
Date of Decision: 21.01.1991



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. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
3. Sight lines of 2.4 m x 23 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
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. 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.
6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on drawing 2016/1B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
7. The retaining walls and boundary wall and fences shown on drawing 2016/1B shall be provided before the development hereby permitted is occupied and they shall be maintained at all times thereafter.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0954/90

Date of Decision: 21.01.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3 In the interests of highways safety.
- 4-5 To maintain and enhance visual amenity.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. In the interests of amenity.