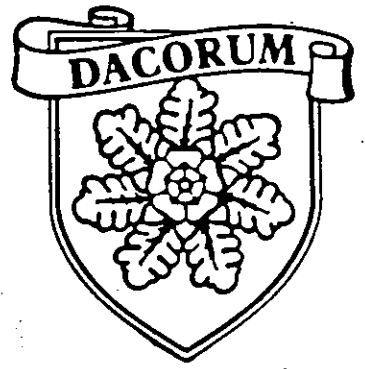


CONDITIONS APPLICABLE
TO APPLICATION: 4/0977/91

Date of Decision: 05.09.1991



(cont'd)

- 5-7. In the interests of highways safety.
8. In the interests of highways safety.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0977/91

Date of Decision: 05.09.1991



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 development hereby permitted shall be constructed in the materials specified on Drawing No 759/01A of Plan 4/0977/91FL or such other materials as may be agreed in writing with the local planning authority.
3. 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.
4. The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with Drawing No 759/01A of Plan 4/0977/91FL for eleven cars to be parked, and this area shall not thereafter be used for any purpose other than the parking of vehicles.
5. 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.
6. A 4.5 m x 4.5 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
7. Sight lines of 2.4 m x 35 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.
8. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.

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. To maintain and enhance visual amenity.
4. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0977/91

Date of Decision: 05.09.1991



(cont'd)

5-7. In the interests of highways safety.

8. In the interests of highways safety.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0977/91

Phillips Construction Ltd.
Charter Court Vicarage Rd.
Kings Langley
Hert

Aitchisons
154 High Street
BERKHAMSTED
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

R/o 275 High Street Berkhamsted

CHANGE OF USE FROM GARAGE TO OFFICES, ALTERATIONS AND EXTENSIONS, AND PARKING
(REVISED SCHEME).

Your application for *full planning permission* dated 08.07.1991 and received on 11.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 05.09.1991

(encs. - Conditions and Notes).