

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0978/95

Koster Marshall Clarke
c/o Ernst & Young
400 Capability Green
Luton
BEDS

Aitchisons
Rafferty Buckland Building
154 High Street
Berkhamsted
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
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Netherfield, Gravel Path, Berkhamsted

DEMOLITION OF OFFICE BUILDING, ALTERATIONS OF TWO EXISTING ACCESSES AND ERECTION
OF FIVE DWELLINGS (OUTLINE) RESUBMISSION

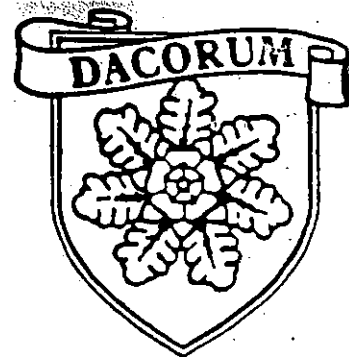
Your application for *outline planning permission* dated 26.07.1995 and received on
28.07.1995 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 30.11.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0978/95

Date of Decision: 30.11.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Details submitted in accordance with Condition 1 hereof shall include:

- (a) a survey of the site including existing levels, natural features, trees and hedges;
- (b) proposed levels;
- (c) garaging, parking and turning facilities including details of the gradient and surfacing of the access road;
- (d) boundary treatment, including where appropriate the retention of existing boundary features;
- (e) measures for the protection of existing trees on the site which are to be retained as part of the development proposal;
- (f) construction of drains, sewers and service trenches.

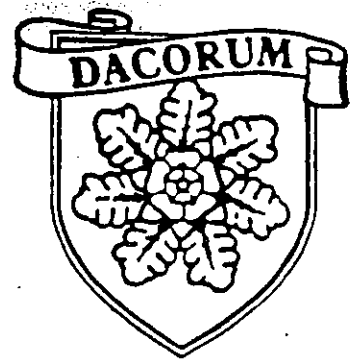
Reason: To ensure a satisfactory development.

3. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice, and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.





CONDITIONS APPLICABLE
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4. The proposed dwellings shall be erected only in the positions shown on approved Drawing No. 972/06 and each dwelling shall have a gross external floor area not exceeding 200 sq m together with a garage not exceeding 30 sq m.

Reason: To ensure a satisfactory relationship between the dwellings and existing trees on the site.

5. No work shall commence on the development hereby permitted until details of the method of removal of the existing hard surface around trees which are to be retained shall have been submitted to and approved by the local authority. The methodology shall relate the removal of the hard surface to the time scale for the erection of protective fencing and the commencement of construction works on the site and the development shall be carried out in accordance with the details so approved.

Reason: To safeguard the existing trees on the site.

6. No work shall commence on the development hereby permitted until a detailed breakdown of construction vehicle movements shall have been submitted to and approved by the local planning authority and the approved schedule of construction vehicle movements shall be adhered to in the development of the site.

Reason: To safeguard the amenity of the area having regard to the nature of the existing access to the site from Gravel Path.

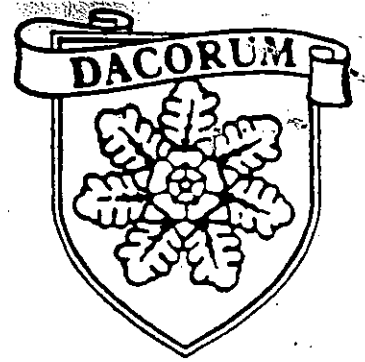
7. The details of landscaping required by condition 1 to be submitted for the approval of the local planning authority shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

8. 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.

Reason: To maintain and enhance visual amenity.





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9. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, no development within Classes A, B, C, E, F and G of Part 1 of Schedule 2 to that order shall be carried out to the dwellings constructed under the provision of this permission without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of the amenity of the area and the existing trees on the site.

