



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1048/93

Berkeley Homes North London  
15 London End  
Beaconsfield  
Bucks  
HP9 2HN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Briarclough, Cross Oak Road, Berkhamsted

ERECTION OF DETACHED HOUSE AND BUNGALOW FORMATION OF ACCESS ROAD ERECTION OF  
DOUBLE GARAGE AND FORMATION OF FOOTPATH

Your application for *full planning permission* dated 29.07.1993 and received on  
02.08.1993 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

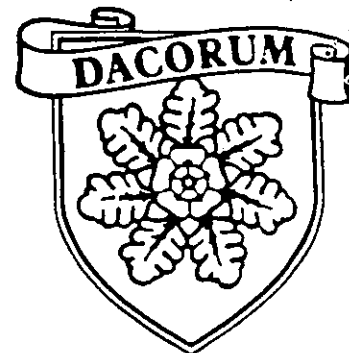
Director of Planning.

Date of Decision: 23.05.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1048/93

Date of Decision: 23.05.1994



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 development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and boundary treatment, which 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.

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.

Reason: To maintain and enhance visual amenity.

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.

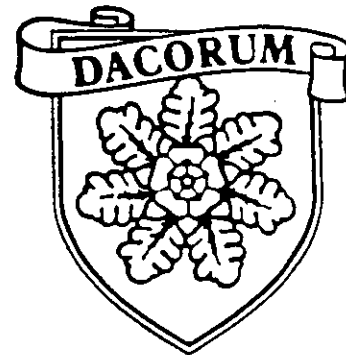
Reason: In the interests of highways safety.

6. Sight lines of 2.4 x 35 m shall be provided in each direction to both the existing and proposed access within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

CONDITIONS APPLICABLE  
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7. The kerb radii of the existing access shall be 4.0 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

8. None of the dwellings hereby permitted shall be occupied until the access, parking and turning facilities for that dwelling shall have been provided in accordance with the approved plan.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities, and to ensure that vehicles may enter and leave the site in forward gear.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) no development falling within Classes A, B, C or E of Part 1 of Schedule 2 to that Order shall be carried out 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 residential and visual amenity.