

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/1068/92

Mr & Mrs P Shardlow  
Thorn Cottage  
Byways  
Gravel Path  
Berkhamsted  
Herts

Mr A.King  
Osborne Lodge,  
Wick Road,  
Wigginton  
Nr.Tring  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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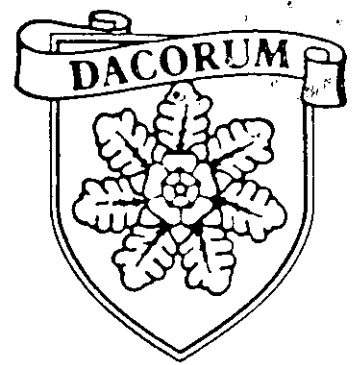
Thorn Cottage, Byways, Gravel Path, Berkhamsted,  
5 DETACHED DWELLINGS & ACCESS

Your application for *full planning permission* dated 18.08.1992 and received on 19.08.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 29.10.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1068/92

Date of Decision: 29.10.1992

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, 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.

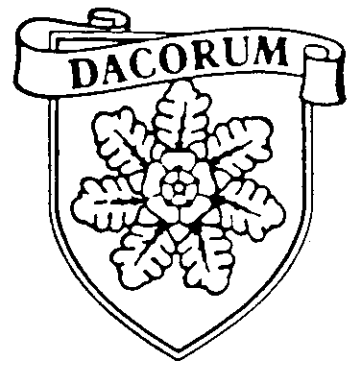
4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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. No work, including demolition of Thorn Cottage, shall commence on site prior to the provision of adequate protection for the trees which are covered by a Tree Preservation Order and all the trees and hedges to be retained in accordance with details which shall have been submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/1068/92

Date of Decision: 29.10.1992

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

Reason: In the interests of highways safety.

7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission 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.

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road (including the new access road) other than those shown on the approved plan drawing No. SC103A/1B.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

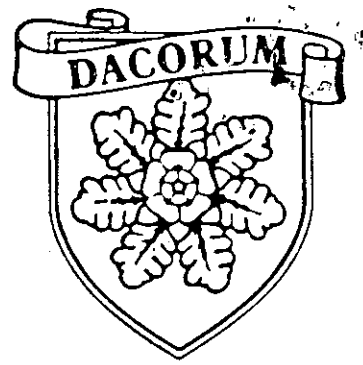
10. The dwellinghouse coloured yellow on drawing No. SC103A/1B shall be single storey and shall have a hipped roof with a ridge level measuring no greater than 4.5m in height from existing ground level.

Reason: In order to minimise the impact of the development upon the environmentally sensitive edge of the built-up area of Berkhamsted which adjoins open countryside.

11. The grass verges coloured green on drawing No. SC103A/1B to the Byways frontage of the site shall be permanently retained in their existing condition and at no time shall be used for the parking and turning of vehicles. Any damage caused to these verges during construction of the development hereby permitted shall be made good and the verges reinstated to their existing condition.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/1068/92

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12. The new access road and driveways to the dwellings hereby permitted shall be constructed in accordance with the approved plans and in no other material unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

13. The development hereby permitted shall not be occupied until the boundaries of the site have been fenced/planted in accordance with details approved by the local planning authority.

Reason: In the interests of amenity.