



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1119/91

A P J Mitchell
99 George Street
Berkhamsted
Herts

J Mitchell
Fouracres, Blackthorne Lane
Ballinger
Bucks
HP16 9LU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land R/o 99 George Street, Berkhamsted,

DEMOLITION OF GARAGE AND STORE AND ERECTION OF TWO BEDROOMED DWELLING (OUTLINE)

Your application for *outline planning permission* dated 06.08.1991 and received on 12.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.11.1991

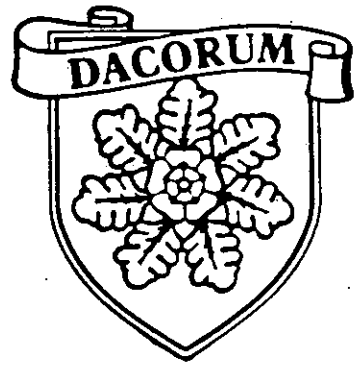
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1119/91

Date of Decision: 07.11.1991

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) 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.
2. 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.
3. Details submitted in accordance with Condition 1 hereof shall include:
 - (a) parking and turning facilities;
 - (b) refuse collection arrangements;
 - (c) boundary treatment.
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) no development comprised in Classes A, B, C, D or E of Part I to Schedule 2 of that Order shall be carried out without the prior express written planning permission of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) there shall be no windows to the first floor of the south elevation, and on the north elevation, no windows other than those which have a cill level of at least 1.8 m from the finished floor level of the first floor of the development hereby permitted.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) the parking spaces shown shall not be used otherwise than for the parking of motor vehicles.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1119/91

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REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To ensure a satisfactory development.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
5. To safeguard the privacy and residential amenity of surrounding dwellings.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.