

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1125/92

Messrs Mackrill & Co  
c/o Stupples  
27 High Street  
High Wycombe  
Bucks

Project Design  
25 West Wycombe Road  
High Wycombe  
Bucks  
HP11 2LQ

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

320-322 High Street, Berkhamsted,

ERECTION OF BUILDING TO COMPRISE FOUR FLATS

Your application for *full planning permission* dated 25.08.1992 and received on 02.09.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

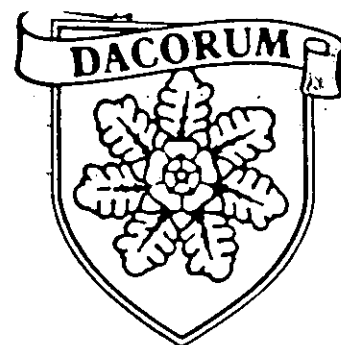
Director of Planning.

Date of Decision: 21.12.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1125/92

Date of Decision: 21.12.1992



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 requirements of Section 41 of the Town & Country Planning Act, 1971.

2. The development hereby permitted shall not be occupied until the arrangements for vehicle parking & circulation shown on plan No. PD15.92.1B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

3. 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.

4. 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.

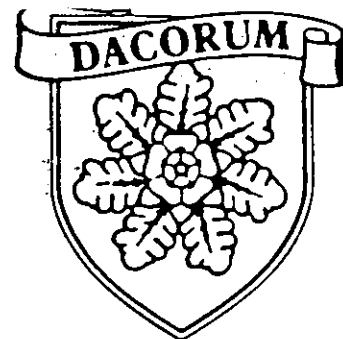
Reason: To maintain and enhance visual amenity.

5. 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.

CONDITIONS APPLICABLE  
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6. All external walls, roofs, windows, doors, water and drainage fittings shall be constructed and finished in accordance with a schedule of materials and finishes, which shall be submitted to and approved by the local planning authority before any development is commenced.

Reason: To ensure a satisfactory appearance.

7. The development hereby permitted shall not be occupied until the boundary fences, walls, hedges or other means of enclosure, shall be constructed/planted in accordance with details to be first approved by the local planning authority; and thereafter retained in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

8. Sight lines 2.4m x 42m to the south-west and 2.4m x 35m to the north-east shall be provided in each direction within which there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.

Reason: In the interests of highway safety.

9. All windows shall have stone or reconstituted stone/lintels over them to match in size and detail those to existing building.

Reason: To ensure a satisfactory appearance.

10. All windows shall be white painted timber double-hung sashes to match windows on the existing building.

Reason: To ensure a satisfactory appearance.

11. The development hereby permitted shall not be commenced until details of the materials to be used for the car parking area and other areas of hard surfacing shall have been approved by the local planning authority and these areas shall thereafter be retained in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

12. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.