



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1125/96

R B Allen
Headlands, Byways
Gravel Path
Berkhamsted
Herts

Mr A King
Folly Bridge House
Bulbourne
Tring, Herts
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Headlands, Byways, Gravel Path, Berkhamsted

DEMOLITION OF HEADLANDS AND CONSTRUCTION OF SEVEN DWELLINGS AND ACCESS

Your application for *full planning permission* dated 26.08.1996 and received on 04.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 19.12.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1125/96

Date of Decision: 19.12.1996

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. Protective fencing shall be erected around the crown spread of the trees shown on Drawing No. HS100A prior to any works commencing on site. The fencing shall comprise a 2.4 m close boarded fence on a scaffold frame around trees on Plot 3 as outlined in green on Drawing No. HS100A and a 1.2 m chestnut pale fencing on a scaffold frame in the locations outlined in yellow on Drawing No. HS100A.

Reason: To safeguard the trees during construction period.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1125/96

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6. No work shall commence on site until the width of roadway of Byways shall have been increased to 4.8 m for the whole of the distance from Gravel Path to the junction with the access at Headlands, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highways safety.

7. Where the proposed access joins Byways, visibility splays shall be provided measuring 2.4 m x 33 m along Shenstone Hill prior to occupation of any of the dwellings hereby approved, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highways safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development comprised in Classes A, B, C, D, E, F, G or H 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.

9. Notwithstanding the details shown on Drawing Number HS301A (Dec 96) (Sections), the level of the ground floor of the house on Plot 3 (shown by the brown line on that Drawing) shall be constructed at a height of 1.5 metres lower than the position of the brown line on that Drawing, and the level of the ground floor of the house on Plot 4 (shown by the yellow line on that Drawing) shall be constructed at a height of 1.5 metres lower than the position of the yellow line on that Drawing. The house on Plot 5 shall be constructed at the same level as the house on Plot 4.

Reason: To ensure that the new houses can be properly assimilated within the existing residential environment.