



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM-BOROUGH COUNCIL

Application Ref. No. 4/1148/96

Berkeley Homes (North London) Ltd
Kings Head House
15 London End
Beaconsfield
Bucks
HP9 2HN

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land Adj Braeside, Chesham Road, Berkhamsted

ERECTION OF DETACHED DWELLING AND ALTERATION TO ACCESS

Your application for *full planning permission* dated 06.09.1996 and received on 06.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.11.1996

(encs. - Conditions and Notes)

CONDITIONS APPLICABLE
TO APPLICATION: 4/1148/96

Date of Decision: 28.11.1996



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. Notwithstanding the details submitted with the application, no work shall commence on the development hereby permitted until samples of the material to be used in the construction of the external surfaces of the dwelling, and all hard surfacing materials shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.

3. The dwelling hereby permitted shall not be occupied until the crossover shall have been constructed in accordance with the approved plans and the driveway and garage parking areas shall have been provided.

Reason: In the interests of highways safety.

4. The garage hereby permitted (coloured orange on the approved plan) shall not be used primarily for any purpose other than the parking of vehicles.

Reason: In the interests of highways safety.

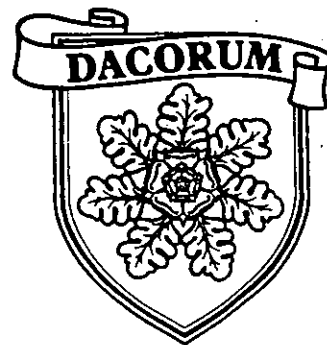
5. No work shall commence on the development hereby permitted until proposals for the erection of protective fencing around the existing trees to be retained (coloured green on the approved plan) shall have been submitted to and approved by the local planning authority.

Reason: To ensure that the trees are safeguarded for the duration of construction in the interests of the amenity of the area.

6. The erection of fencing for the protection of a retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Reason: To maintain and enhance visual amenity.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1148/96

Date of Decision: 28.11.1996

7. No retained tree shall be cut down uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved details of landscaping without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 13998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. This condition shall have effect until the expiration of three years from the first occupation of the building).

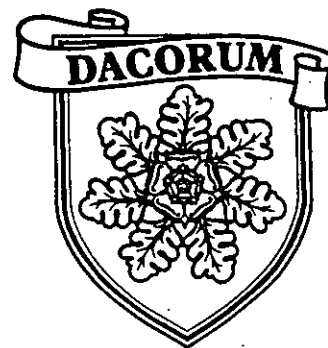
Reason: To maintain and enhance visual amenity and to safeguard the reasonable privacy of the adjoining residential property.

8. 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, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows. The submitted scheme shall include proposals for the treatment of the boundaries of the site with adjoining residential properties.

Reason: To maintain and enhance visual amenity and to safeguard the reasonable privacy of the adjoining residential property.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority: Schedule 2 Part 1 Classes A, B, C, D, E, F and G.

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



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