

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1175/95

D B Builders  
c/o Derek Kent Associates  
Great Wheelers Barn  
The Green  
Sarratt  
Herts

Derek Kent & Associates  
Great Wheelers Barn  
The Green  
Sarratt  
WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION

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Adj 9 Upper Hall Park, Berkhamsted, Herts

DETACHED DWELLING

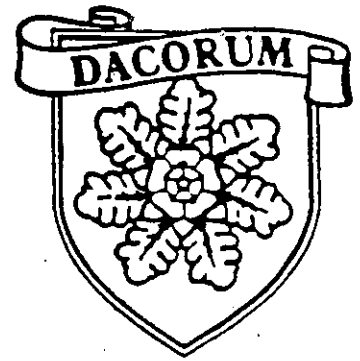
Your application for *full planning permission* dated 08.09.1995 and received on 11.09.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.11.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1175/95

Date of Decision: 09.11.1995

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or addition to the building 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.

4. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access measured from the edge of the access to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.

Reason: In the interests of highways safety.

5. With the exception of that part which may be required to accommodate the sight line referred to in Condition 4 above, the existing hedge on the southern boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

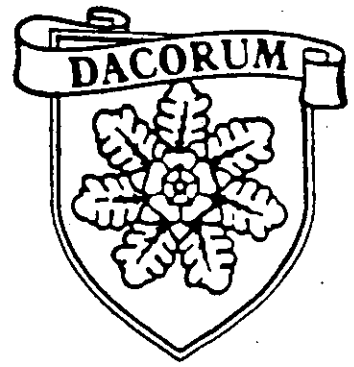
Reason: To maintain and enhance visual amenity.

6. 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.

Continued





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1175/95

Date of Decision: 09.11.1995

7. 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.

8. Before the development hereby permitted is occupied, all boundary fences, walls, hedges or other means of enclosure, shall be provided in accordance with details which shall have been submitted to and approved by the local planning authority, and thereafter the approved boundary treatment shall be retained in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

