

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1183/93

Berkeley Homes (North London)
Kings Head House
15 London End
Beaconsfield
Bucks

DEVELOPMENT ADDRESS AND DESCRIPTION
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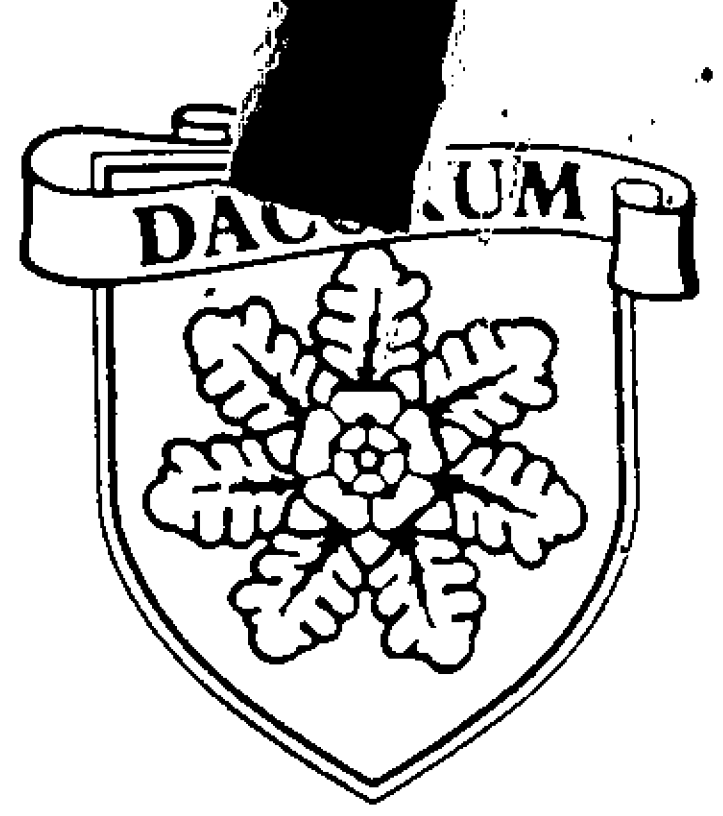
Rear of Mount Royal & Oakcroft, Love Lane, Kings Langley, Herts
4 DWELLINGS GARAGES AND ACCESS ROAD

Your application for *full planning permission* dated 27.08.1993 and received on 31.08.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.02.1994

(encs. - Conditions and Notes):



CONDITIONS APPLICABLE
TO APPLICATION: 4/1183/93

Date of Decision: 16.02.1994

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

Reason: In the interests of highways safety.

4. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

5. Prior to development commencing full details of the following matters relating to the extension of the highway shall be submitted to and approved by the local planning authority:

- (a) Width restriction
- (b) Kerb alterations
- (c) Traffic signage
- (d) Materials
- (e) Levels
- (f) Gradients

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

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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1183/93

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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.