

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1238/96

Mr Stevens/Mr & Mrs Blandamer
84 & 86 Kings Road
Berkhamsted
Herts

Cannon Morgan & Rheinberg
Copsham House
53 Broad Street
Chesham
Bucks
HP5 3EA

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 84 & 86 Kings Road, Berkhamsted, Herts

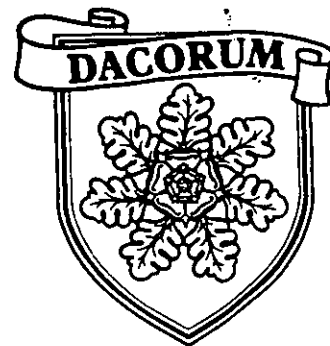
RENEWAL OF PLANNING PERMISSION 4/1540/91 (ERECTION OF DWELLING)

Your application for *full planning permission* dated 24.09.1996 and received on 25.09.1996 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: 4/1238/96

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. The development hereby permitted shall be constructed in the materials stated on plan 4/1238/96 or such other materials as may be agreed in writing with the local planning authority.

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 alteration, 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. The window to the kitchen in the north-east elevation and the roof light to the landing in the north-east elevation as shown on plans 4/1238/96 shall be permanently fitted with obscure glass.

Reason: In the interests of privacy and amenity for the occupants of No. 36 Upper Ashlyns Road.

5. The existing hedge on the south-west 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



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TO APPLICATION: 4/1238/96

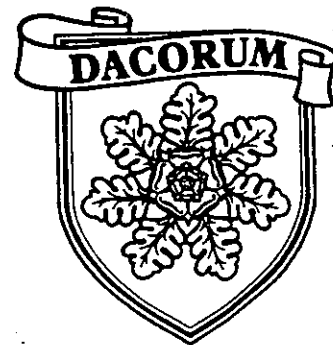
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7. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, 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.

8. No development shall take place until a survey of the site showing existing levels and details of proposed levels shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development.



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