

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1266/93

E Greenham Ltd
13 Alexandra Road
Hemel Hempstead
Herts

D G O Stocker
Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land adjacent to Meadow Cottage, Gravel Path, Berkhamsted

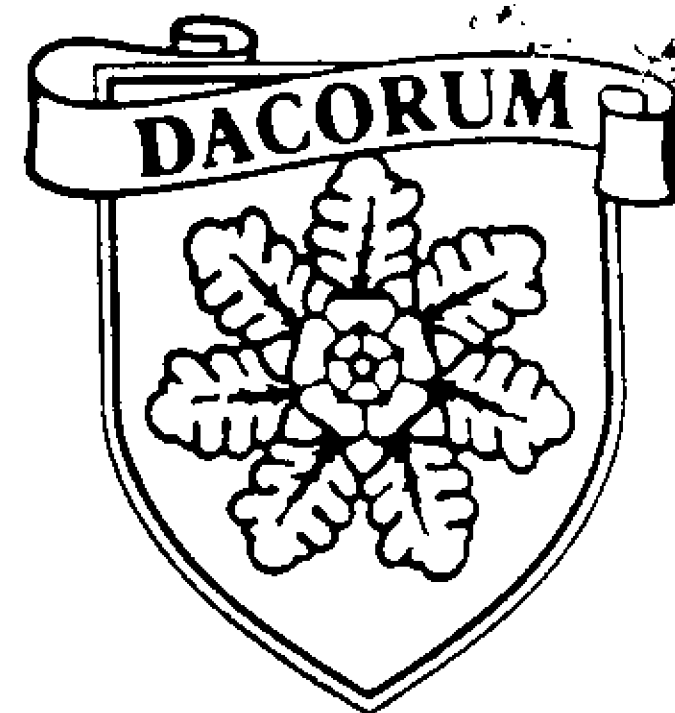
ERECTION OF A DETACHED DWELLING, GARAGE AND FORMATION OF ACCESS

Your application for *full planning permission* dated 06.09.1993 and received on 16.09.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.12.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1266/93

Date of Decision: 21.12.1993

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 developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

3. Sight lines of 2.4 m x 35 m to the south and 2.4 m x 16 m to the north shall be provided at the access to the site and thereafter maintained, 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.

4. The development hereby permitted shall not be occupied until the works to the access shown on Drawing No. 4251/6001F shall have been completed.

Reason: In the interests of highways safety.

5. All works to the existing embankment to the south of the access within the area coloured yellow on Drawing No. 4251/6001F shall be carried out using hand tools only.

Reason: To safeguard the existing beech tree which makes an important contribution to the character and visual amenity of the area.

6. The development hereby permitted shall not be occupied until the refuse collection point shown on Drawing No. 575/2 shall have been provided.

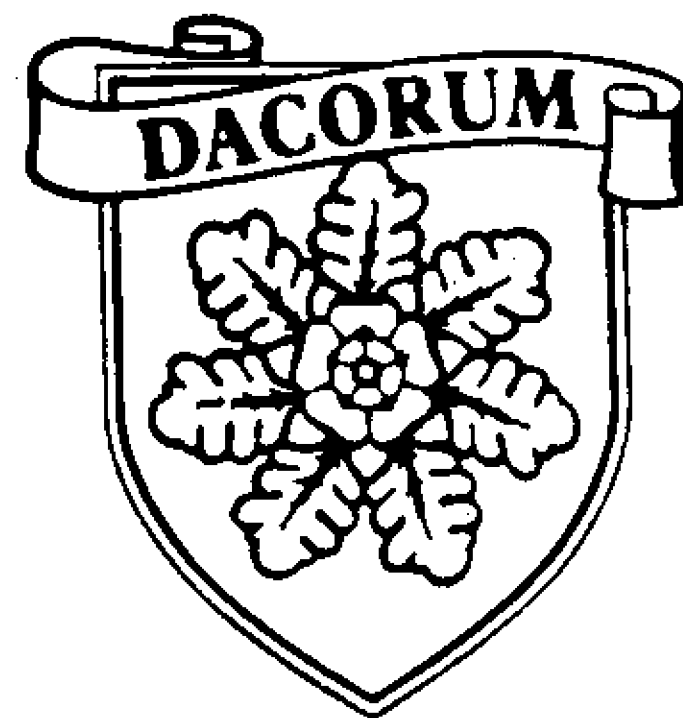
Reason: To ensure that adequate provision is made for refuse disposal.

7. All planting, seeding or turfing indicated on Drawing No. 575/2 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.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1266/93

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8. No work shall commence on the development hereby permitted until a 1.2 m high chestnut paling fence shall have been provided in the position indicated on Drawing No. 575/2. The fence shall be retained for the duration of construction works.

Reason: To maintain and enhance visual amenity.

9. The development hereby permitted shall be constructed in accordance with the materials specified on Drawing Nos. 575/2, 575/3 and 575/4 or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings 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 amenity.