

CONDITIONS APPLICABLE
TO APPLICATION: 4/1287/92

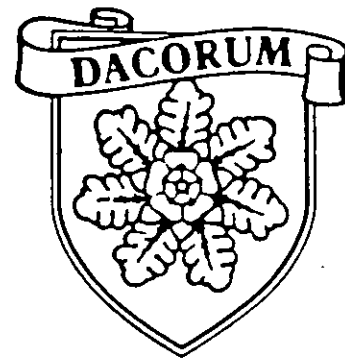
Date of Decision: 26.01.1993

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. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) no development comprised in classes A, B, C or E of Part 1 to Schedule 2 of that order shall be carried out without the express written planning 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.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1287/92

Trafalgar Investments Ltd
1st Floor Suite C
Standbrook House
Old Bond Street
London

D Stocker
Meadow Cottage
Gravel Path
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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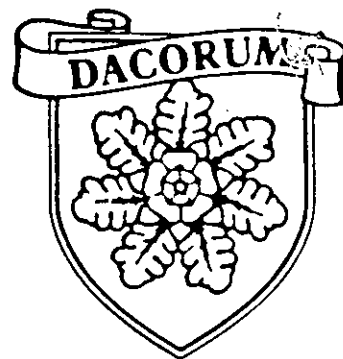
Rear of 63 Granville Rd, Northchurch,
DETACHED BUNGALOW AND NEW ACCESS

Your application for *full planning permission* dated 04.10.1992 and received on 12.10.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 26.01.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1287/92

Date of Decision: 26.01.1993

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. No development shall take place until details of the materials to be used in the construction of the access driveway and vehicle turning area shall have been submitted to and approved by the local planning authority and the development shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. 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.

4. 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.

5. Sight lines of 2.4m x 35m 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.

6. The development hereby permitted shall not be brought into use until the vehicle turning area shown on the approved plan shall have been provided, and this area shall be retained in perpetuity and shall not be used for any purpose other than the turning of vehicles

Reason: To ensure that vehicles may enter and leave the site in forward gear, and in the interests of highways safety.