

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



AITCHISONS RAFFETY BUCKLAND
154 HIGH STREET
BERKHAMSTED
HERTS
HP4 3AT

MR & MRS I G THOMSON
STANTONS
2 MEADWAY
BERKHAMSTED
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01291/97/FUL

2 MEADWAY, BERKHAMSTED, HERTS, HP4 2PL
ONE DWELLING

Your application for full planning permission dated 31 July 1997 and received on 12 August 1997 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'David Nibby'.

Development Control Manager

Date of Decision: 18 December 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01291/97/FUL

Date of Decision: 18 December 1997

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

3. **A 2 m x 2 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footway level.**

Reason: In the interests of highways safety.

4. **The development hereby permitted shall not be occupied until the access drive, parking and turning areas shown on Drawing No. 1121/P4 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

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

5. **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 ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. **Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season**

by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. The Scots Pine tree located to the east of the dwelling hereby permitted shown on the approved Drawing No.1121/P4 shall be protected during the whole period of site excavation and construction by the erection and retention of a protective fence constructed of 2.5 metre high sterling board on scaffold mountings at 6m from the base of the tree. Similar fencing shall also be provided at a distance of 4.5 m from the group of ash trees to be retained on the site frontage.

Reason: In order to ensure that damage does not occur to the trees during building operations.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C and E.

Reason: To ensure a satisfactory development..

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows or other openings other than those expressly authorised by this permission shall be inserted within the north west and south east elevations of the dwelling hereby permitted.

Reason: In the interests of the residential amenities of the occupants of adjacent properties.