

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1363/94

Holmwood Properties Ltd  
28 Meadway  
Berkhamsted  
Herts

Michael E Hunt  
35 Upper Hall Park  
Berkhamsted  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

5, 6 and 7 Berkhamsted Hill Cottages, The Common, Berkhamsted

SINGLE AND TWO STOREY EXTENSIONS AND NEW DRIVE

Your application for *full planning permission* dated 18.10.1994 and received on 20.10.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.02.1995

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1363/94

Date of Decision: 16.02.1995

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. The development hereby permitted shall not be occupied until the arrangements for vehicle access and parking shown on plan No. 1403/3 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.

4. No work shall commence on site until protective fencing 2.4 m in height is erected in the location shown on Plan No. 1403/3 and this shall remain in position until commencement of works to the driveway.

Reason: In order to safeguard the trees which are subject to a Tree Preservation Order, their retention is essential to maintain and enhance visual amenity.

5. All works to the new driveway within the area marked blue on Plan No. 1403/3 shall be carried out by use of hand tools only. No works shall take place in this area until the remainder of the development hereby permitted is substantially complete.

Reason: In order to safeguard the trees which are subject to a Tree Preservation Order, their retention is essential to maintain and enhance visual amenity.

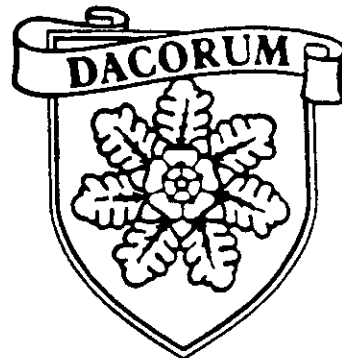
6. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in 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

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1363/94

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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. The materials to be used for the drive and parking area shall be as shown on Drawing No. 1403/3 and no other materials shall be used unless agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.