

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1380/93

Fairclough Homes Ltd
Fairclough House
Church Street
Ware
SG12 9EF

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Alsford Timber Yard, Castle Street, Berkhamsted, Herts

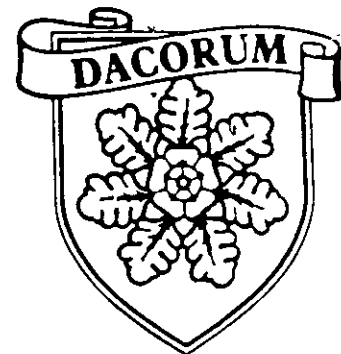
ERECTION OF 30 ONE & TWO BEDROOM FLATS, CAR PORTS, PARKING AND FORMATION OF ACCESS AND DRAINAGE

Your application for *full planning permission* dated 08.10.1993 and received on 11.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.02.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1380/93

Date of Decision: 11.02.1994

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. Notwithstanding the details shown on Drawing No. BKD.04 no work shall be started on the development hereby permitted until samples of the facing and detail brickwork and details of external joinery treatment 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 detailed plan and elevational drawings of the car port and bin storage structures shown on Drawing No. BKD.01a shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the drawings so approved.

Reason: The submitted drawings provide insufficient details of these aspects of the development and further detailed drawings are necessary to ensure a satisfactory appearance within the Conservation Area.

4. 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.

5. No development shall take place until details of the boundary wall along Castle Street, including new works and alterations to the existing wall, have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance and in the interests of highways safety.

6. No development shall take place until details of the materials to be used in the construction and surfacing of the access road, parking area, footpaths and steps shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

/ /Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/1380/93

Date of Decision: 11.02.1994

7. No development shall take place until details of the proposed finished floor levels of all buildings and the finished ground levels of the site in relation to existing site levels of surrounding property and the adjoining public highway shall have been submitted to and approved by the local planning authority and the development shall be constructed in accordance with the levels so approved.

Reason: To ensure that the work is carried out to suitable levels in relation to the highway and adjoining properties having regard to drainage, gradient of access and amenities of adjoining properties.

8. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

[NOTE: The applicant is advised to contact the Hertfordshire Archaeological Trust to prepare a suitable scheme.]

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

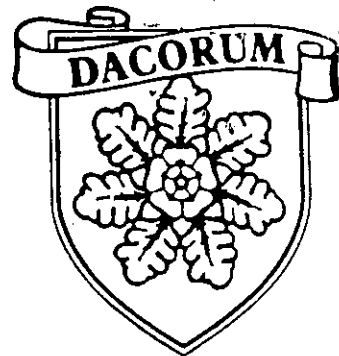
9. Before the first occupation of any part of the development hereby permitted, boundary fences, walls, hedges or other means of enclosure shall be constructed and planted in accordance with details which shall have been submitted to and approved by the local planning authority and shall thereafter be retained in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. BKD.01a 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.

/Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/1380/93

Date of Decision: 11.02.1994

11. 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.

12. 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.

13. Sight lines of 4.5m x 35m shall be provided to the north at the junction of the site access road with Castle Street within which there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.

Reason: In the interests of highways safety.

14. The kerb radii of the access shall be 6m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.