



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1406/96

Mr & Mrs M H Williams  
42 Castle Hill  
Berkhamsted  
Herts  
HP4 1HF

Francis W Keyworth  
20 Park Road  
Melton Mowbray  
Leicestershire  
LE13 1TT

DEVELOPMENT ADDRESS AND DESCRIPTION  
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42 Castle Hill, Berkhamsted, Herts

FIRST FLOOR AND SINGLE STOREY EXTENSIONS (RESUBMISSION)

Your application for *full planning permission (householder)* dated 29.10.1996 and received on 30.10.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 16.01.1997

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1406/96

Date of Decision: 16.01.1997



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. 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. 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.

5. The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission (4/1022/94FH granted on 6 September 1994 for a detached garage, front extension and rear balcony is at any time implemented. No part of the development included within this permission (4/1022/94FH) shall be carried out if any part of the development hereby permitted has been implemented.

Reason: This permission is an alternative to the consent ref 4/1022/94FH and if both were implemented, it would constitute overdevelopment of the site to the detriment of the visual amenities of the area.