

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1416/92

Admiral Homes
Jansel House
Stopsley
Luton
LU2 7

Capener Cross Partnership
Salter House
Cherry Bounce
Hemel Hempstead
Herts
HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Sectors J & K Tunnel Fields, Berkhamsted,

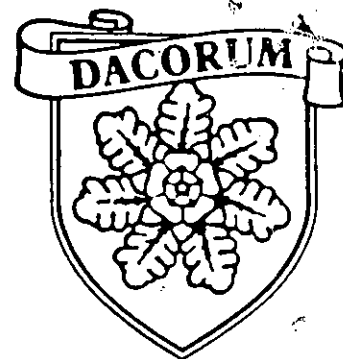
86 DWELLINGS

Your application for *full planning permission* dated 06.11.1992 and received on 09.11.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 03.06.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1416/92

Date of Decision: 03.06.1993

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 dwelling shall be occupied until all estate roads forming part of the development hereby permitted have been constructed in accordance with the approved plans.

Reason: In the interests of highways safety.

3. No dwelling shall be occupied until the arrangements for vehicle parking for that dwelling, including the spaces for visitor parking within the vicinity of the dwelling, shall have been provided in accordance with the approved plans.

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

4. Sight lines shall be provided at each junction referred to in the table below in accordance with the details set out in the table, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Junction:	Sightlines:
Road 7/Springfield Road	4.5 m x 90 m
Road 6/Road 5	2.4 m x 35 m
Road 5/Road 1	4.5 m x 35 m

Reason: In the interests of highways safety.

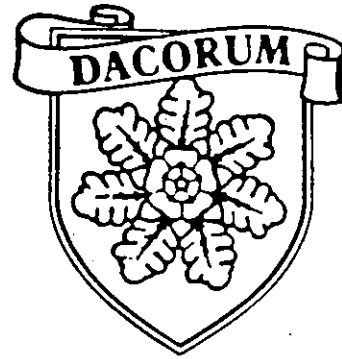
5. Sight lines of 4.5 m x 90 m shall be provided in each direction at the junction of Road 1 and Springfield Road, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level. None of the houses hereby permitted shall be occupied until this junction shall have been constructed in accordance with the details shown on Dwg No 9224/001 Rev N and referred to thereon as "temporary junction (phase 1)". Not later than fifteen months after the completion of the development hereby permitted, the permanent junction between Road 1 and Springfield Road, including a right turn lane in Springfield Road, shall be constructed in accordance with the details specified (by reference to phases 2 and 3) on Dwg No 9224/001 Rev N.

Reason: In the interests of highways safety.

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CONDITIONS APPLICABLE
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6. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, including boundary treatment (notwithstanding the details shown on Dwg No 9224/001 Rev N), 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.

7. All planting, seeding or turfing and all boundary treatment 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. Development shall not begin until a scheme for surface water drainage works shall have been submitted to and approved in writing by the local planning authority, and the approved scheme shall be implemented, including any agreed phasing of the works, before all of the houses hereby permitted are occupied.

Reason: To ensure proper drainage of the site.

9. The development hereby permitted on plots 70 to 137 shall be constructed externally using the materials specified in the Finishes Schedules attached hereto or such other materials as may be agreed in writing with the local planning authority prior to the construction of the houses in question.

Reason: To ensure a satisfactory appearance.

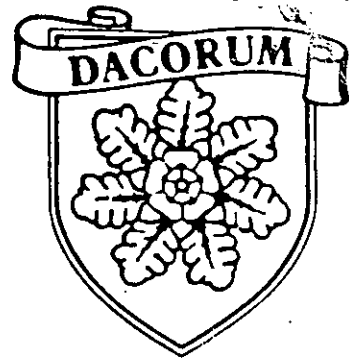
10. The development hereby permitted on plots 1 to 18 shall be constructed externally in accordance with a schedule of materials which shall have been submitted to and approved by the local planning authority prior to the construction of the houses in question.

Reason: To ensure a satisfactory appearance.

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11. The 2.3 m high fence shown by a dashed black line on Dwg No 9224/001 Rev N shall be erected before any of the houses on plots 1 to 7 inclusive are occupied, and this fence shall be permanently maintained thereafter.

Reason: In the interests of residential amenity.

12. Development shall not begin until a scheme for protecting from vibration those dwellings which lie partly or wholly within 90 m of the centre line of the railway tunnels has been submitted to and approved by the local planning authority; and all works which form part of the scheme shall be completed before any of those dwellings are occupied.

Reason: In the interests of residential amenity.

13. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the buildings on plots 12 to 15 and 74 to 77 inclusive without the express written 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.

14. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no development falling within Class E, F or G and no enlargement falling within Class A of Part 1 of Schedule 2 thereto shall be carried out without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development which could encroach on land overlying the railway tunnels.

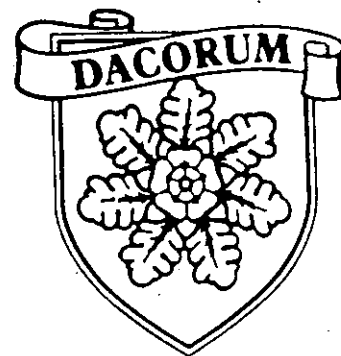
15. Notwithstanding the provisions of Class B of Part 1 of Schedule 2 to the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no additions or alterations to the roofs of any of the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development, in the interests of ensuring the adequate and satisfactory provision of off-street vehicle parking facilities.

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16. The first floor window on the western elevation of each of the houses on plots 113, 114 119 and 120 shall, before the first occupation of the houses, be fitted and thereafter maintained with obscured glazing.

Reason: To avoid overlooking of and loss of privacy for the adjoining residential property.

17. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no alterations to the west elevation of any of the houses on plots 113, 114, 119 and 120 without the express written permission of the local planning authority.

Reason: To avoid overlooking of and loss of privacy for the adjoining residential property.