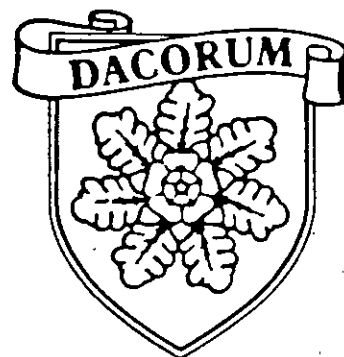


TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL



Application Ref. No. 4/1485/91

J Alsford Ltd  
Rye Wharfe  
Rye Harbour  
Rye  
East Sussex  
TN31 7TE

Pentarch Ltd,  
Studio C3  
Metropolitan Wharf  
Wapping Wall  
London  
E1 9SS

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Alsford Timber Yard, Castle Street Berkhamsted,

DEMOLITION OF EXISTING BUILDINGS, REDEVELOPMENT OF SITE FOR 3 STOREY  
OFFICES/FLATS, PARKING, CANALSIDE WALKWAY AND VEHICULAR ACCESS

Your application for *full planning permission* dated 30.10.1991 and received on 31.10.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

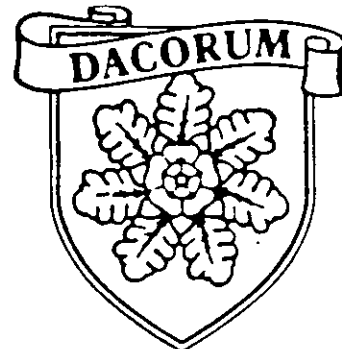
Director of Planning.

Date of Decision: 12.10.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1485/91

Date of Decision: 12.10.1992



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, including all windows and doors, 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.

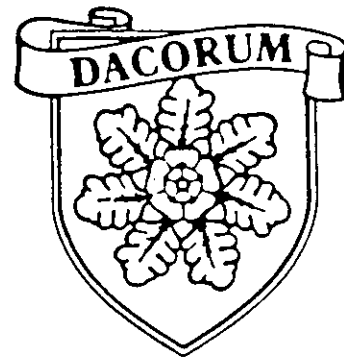
5. Before the development hereby permitted is occupied, the boundary fences, walls, hedges or other means of enclosure shall be constructed/planted in accordance with details to be first approved by the local planning authority, and thereafter retained in accordance with the details so approved.

Reason: To maintain and enhance visual amenity.

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1485/91

Date of Decision: 12.10.1992



6. Before any work starts on site, 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 of the adjoining public highway shall be submitted to and approved by the local planning authority.

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

7. The surface materials to be used for the access road, footpaths, pavement, steps and parking area shall be submitted to and approved by the local planning authority prior to commencement of work on the site.

Reason: To ensure a satisfactory appearance.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 40/1B 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.

9. 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.

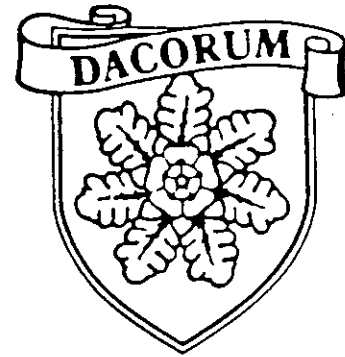
10. Before the development hereby approved is commenced, details of the boundary wall along Castle Street shall be submitted to and approved by the local planning authority, which shall include the new works and alterations to the existing wall.

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

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1485/91

Date of Decision: 12.10.1992



11. Before the development commences, the applicant shall submit the results of a comprehensive specialist survey of the site to establish:
- (a) the presence or otherwise of toxic, noxious, organic or explosive substances (including gases) in the topsoil and subsoil, and if present, their quantities and locations;
  - (b) whether, and if so, what, measures are necessary to protect any structures to be constructed on the site, including their underground services, and to protect persons using the land or structures from any contamination so found.

Reason: In the interests of safety.

12. Before the development commences, a scheme for nullifying the adverse effects of any land contamination identified in Condition 11 shall be submitted to the local planning authority for approval. Any such scheme as maybe approved by the local planning authority shall be completed prior to occupation of the site.

Reason: In the interests of 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.