

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1488/95

Messrs Joyner and Steers  
C/o Messrs Hughes & Company  
Orchard Mews  
High Street, Tring  
HERTS

Mr A King  
Folly Bridge House  
Bulbourne  
Tring, Herts  
HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Rear of 7-14 Holliday Street, Berkhamsted, Herts

ERECTION OF FOUR DWELLINGS AND GARAGE BLOCK, ALTERATIONS TO ACCESS

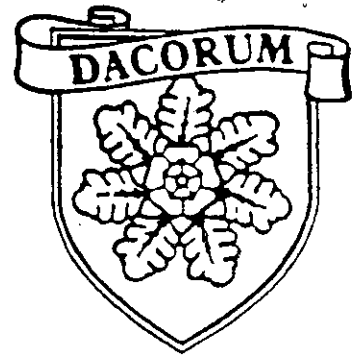
Your application for *full planning permission* dated 21.11.1995 and received on 23.11.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 07.03.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1488/95

Date of Decision: 07.03.1996

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.

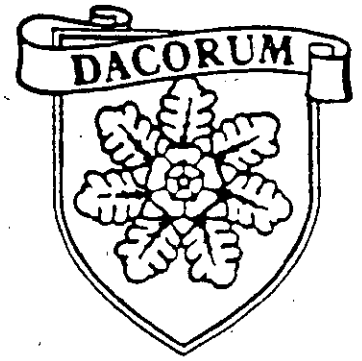
Reason: To maintain and enhance visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, with or without amendments, no development comprised in Classes A, B, C, D, E or G shall be carried out without the express grant of planning permission.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Continued.....





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1488/95

Date of Decision: 07.03.1996

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan KG100A September 1995, revised February 1996 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.

7. The development hereby permitted shall not be occupied until the boundary treatment shown on plan KG100A September 1995, revised February 1996, shall have been provided.

Reason: In the interests of amenity.

8. No work shall be started on site until details of the proposed levels within the site and in relation to the adjacent land shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory development.

9. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure a satisfactory development.

