

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1498/94

P A Ludlam
Shenstone
Gravel Path
Berkhamsted
Herts

Clifford W & R.C Shrimplin
11 Cardiff Road
Luton
Beds

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Shenstone, Gravel Path, Berkhamsted

DEMOLISH EXISTING DWELLING AND ERECT FIVE DWELLINGS AND FORM ACCESS (OUTLINE)

Your application for *outline planning permission* dated 23.11.1994 and received on 23.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

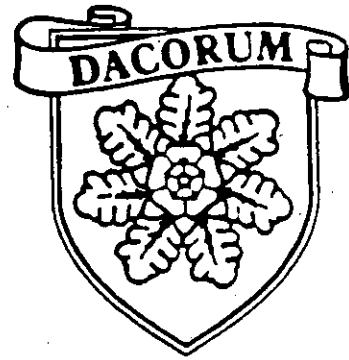
Date of Decision: 22.03.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1498/94

Date of Decision: 22.03.1995



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval given on different dates, the final approval by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Not more than one dwelling of the development hereby permitted shall be served by means of the existing access to "Shenstone" direct from Gravel Path.

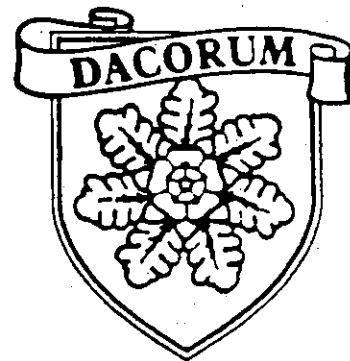
Reason: In the interests of highways safety.

4. With the exception of any trees immediately required to be removed for the purposes of carrying out the development hereby permitted and shown on drawings submitted pursuant to Condition (1) hereof, the existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

/Continued...





CONDITIONS APPLICABLE
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5. 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.

6. The details submitted in accordance with Condition 1 above shall include a scheme of protective fencing for the trees referred to in Condition 4 above. The scheme shall be designed to meet BS 5837 (1991), Section 8.2, and shall be implemented as approved before any works of construction or demolition are commenced on site. The approved scheme shall remain in place until the completion of the development.

Reason: To maintain and enhance visual amenity.

7. Details submitted in accordance with Condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: In the interests of highways safety.

8. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with Condition 7 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: In the interests of highways safety.

