

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



THE GRAHAM WHITEHOUSE PRACTICE
FAIRFIELD HOUSE
FAIFIELD ROAD
BURGESS HILL
WEST SUSSEX
RH15 8QB

HODSON DEVELOPMENT PLC
FORGE LANE
HALLOWELL ROAD
NORTHWOOD
MIDDS
HA6 1DP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01528/99/FUL

LAND OFF, SPRINGFIELD ROAD, BERKHAMSTED, HERTS
FIVE DETACHED DWELLINGS AND NEW ACCESS ROAD

Your application for full planning permission dated 27 August 1999 and received on 01 September 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barker'.

Director of Planning

Date of Decision: 13 June 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01528/99/FUL

Date of Decision: 13 June 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development shall be carried out in complete conformity with the approved Drawing Nos. 1606/01; 1606/sk1; 1606/sk2; 1606/sk3; 1606/sk4; 1606/sk5; 1606/sk6; 1606/sk7; 1606/sk8.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

3. Sight lines of 2.5 m x 90 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highways safety.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, and materials of the wall on the boundary of the site with Billet Lane and all other types of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

6. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

7. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

10. All the dwellings hereby approved shall be constructed with fully double glazed windows prior to occupation and they shall be so maintained unless otherwise agreed in writing by the local planning authority.

Reason: To protect the occupiers of the dwellings hereby approved from noise from the adjacent railway.