

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1554/93

Admiral Homes Ltd  
Jansel House  
Stopsley  
Luton  
Beds

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

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Tunnel Fields, Springfield Road, Berkhamsted

REVISED DWELLINGS PLOTS 70,71,72 & 77 (ADDITION OF GARAGES)

Your application for *full planning permission* dated 03.11.1993 and received on 18.11.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 12.01.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1554/93

Date of Decision: 12.01.1994



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 permitted by planning permission 4/1416/92 shall 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 off-street vehicle parking facilities.

4. 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.

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.

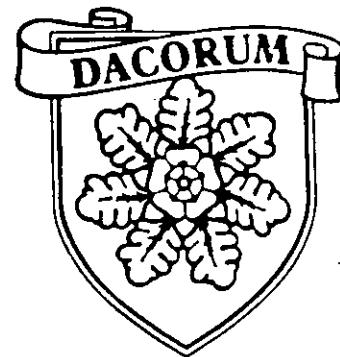
Reason: To maintain and enhance visual amenity.

6. Development shall not begin until a scheme for surface water drainage works for the development permitted under planning permission 1/1416/92, of which this development forms part, shall have been submitted to and approved by the local planning authority in accordance with Condition 8 of planning permission 4/1416/92.

Reason: To ensure proper drainage of the site.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/1554/93

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7. The development hereby permitted shall be constructed externally in accordance with the materials specified in the Finishes Schedule approved under reference 4/1416/92 on 3 June 1993 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.

8. 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 building on plot 77 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.

9. 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.

10. 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 parking facilities.