

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1600/90

Driveacre Ltd  
1290 Uxbridge Road  
Hayes End  
Middx  
UB4 8TG

Edward J. Payne & Assoc  
Saddlers House  
High Street  
Chalfont St Giles

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

35 Kings Road, Berkhamsted,

FOUR DETACHED HOUSES

Your application for *full planning permission* dated 12.11.1990 and received on 12.11.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.03.1991

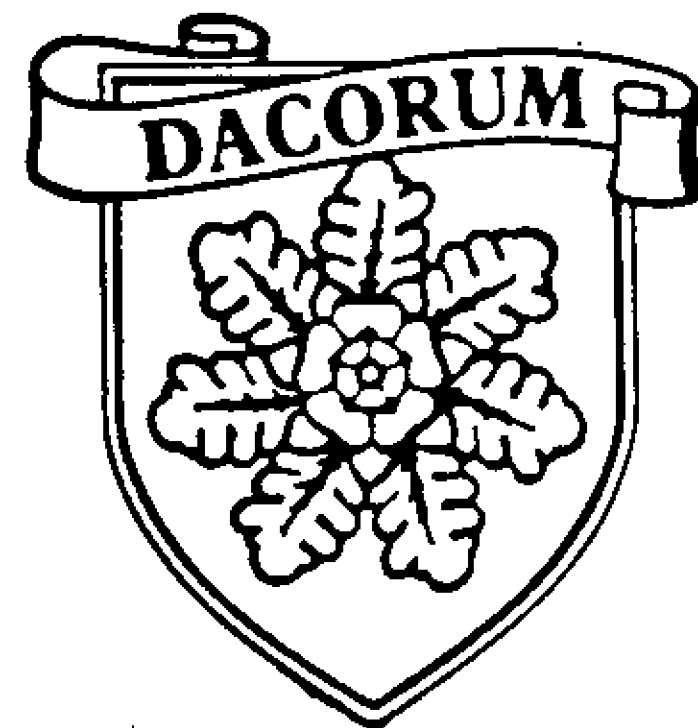
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1600/90

Date of Decision: 19.03.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The external walls and roofs of the development hereby permitted shall be constructed and finished in accordance with the schedule of materials received on 7 March 1991 or in any alternative materials as may be agreed in writing by the local planning authority.
3. The development shall<sup>and</sup> be occupied until a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, to be retained, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows, shall have been submitted to and approved by the local planning authority.
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.
5. No demolition, site clearance or building operations shall commence until protective fencing of height of not less than 1.5 m shall have been erected around the trees proposed to be retained at a radius from the trunks shown on Plan No 4/1600/91, Drawing No 1990/461/13. The fenced areas shall be kept clean of all excavated material, building material, plant and rubbish.
6. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
7. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
8. Sight lines of 2.4 x 70 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1600/90

Date of Decision: 19.03.1991

9. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.
10. The development shall not be brought into use until properly consolidated and surfaced turning spaces for cars have been provided within the curtilage of the site.
11. The development shall not be brought into use until the proposed fences, hedges or other means of enclosure shall have been provided along the boundaries of the site in accordance with details first approved in writing by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-4. To maintain and enhance visual amenity.
5. To ensure the protection of the trees on the site during the period of construction.
- 6-9. In the interests of highways safety.
10. So that vehicles may enter and leave the site in forward gear.
11. To maintain and enhance visual amenity.