

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1662/96

Mr & Mrs C Pearcy
c/o Derek Rogers Associates
48 High Street
Tring, Herts
HP23 5AG

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DEVELOPMENT ADDRESS AND DESCRIPTION

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Land Adj 32 Meadway, Berkhamsted, Herts

DETACHED HOUSE AND GARAGE

Your application for *full planning permission* dated 16.12.1996 and received on 17.12.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

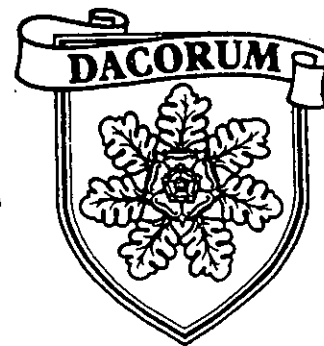
Director of Planning

Date of Decision: 06.03.1997

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1662/96

Date of Decision: 06.03.1997



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 start on the development hereby permitted until samples 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 accordance with the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall start on the development hereby permitted until details of measures for the protection of those existing trees and boundary hedges which are shown to be retained on approved drawing No. 2193/PD/1 shall have been submitted to and approved by the local planning authority. Such measures shall include the provision of protective fencing in accordance with British Standard 5837: 1991 (Trees in Relation to Construction).

Reason: To safeguard the protection of important trees and hedges on the site in the interests of visual amenity.

4. The measures approved under Condition 3 shall be implemented prior to the commencement of work on the dwellinghouse hereby permitted (which for the purposes of this condition shall include works of demolition and the importation of plant, equipment or building materials for the purposes of carrying out the development) and shall be retained for the duration of the development. No plant, equipment or materials shall be stored within the fenced area nor shall existing levels within the fenced area be altered without the prior written agreement of the local planning authority.

Reason: To ensure a satisfactory development.

5. The development shall not be occupied until an alternative means of vehicular access shall have been provided to No 32 Meadway in accordance with the scheme approved by the local planning authority under reference 4/1153/91 or such other scheme as may first have been submitted to and approved by the local planning authority.

Reason: In the interests of highways safety.

Continued

CONDITIONS APPLICABLE
TO APPLICATION: 4/1662/96

Date of Decision: 06.03.1997



6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no development falling within the following classes of that Order shall be carried out without the prior written approval of the local planning authority:

Schedule 2 Part 1 Classes A, B, C, D and E
Schedule 2 Part 2 Classes A and B

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

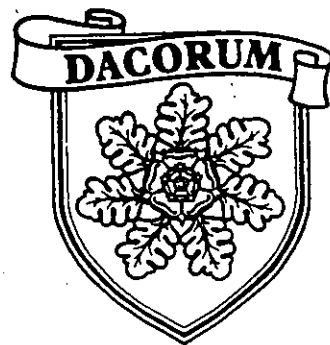
7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in 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.

8. 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.

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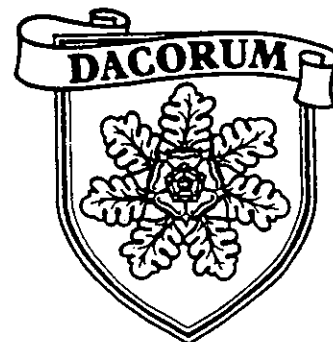
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