



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1668/90

Mr & Mrs S O'Neill
328 High Street
Berkhamsted
Herts

Douglas Feast Partnership
21 Gloucester Place
London
W1H 3PB

DEVELOPMENT ADDRESS AND DESCRIPTION
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1 Park View Road, Berkhamsted

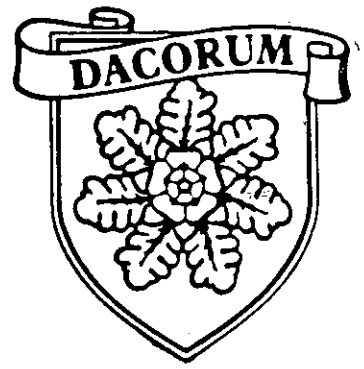
THREE STOREY OFFICE BUILDING.

Your application for *full planning permission* dated 27.11.1990 and received on 28.11.1990 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 14.03.1991

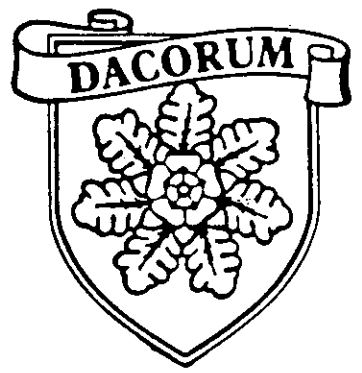
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1668/90

Date of Decision: 14.03.1991

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. No work shall be started on the development hereby permitted until details 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 the materials so approved.
3. 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.
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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on drawing No. 741/4a shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
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. Sight lines of 2.4 m x 35 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.
8. Before the development hereby permitted is occupied the boundary walls shall be constructed in accordance with details to be approved in writing by the local planning authority and thereafter retained in accordance with the details so approved.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1668/90 (continued)

Date of Decision: 14.03.1991

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 adequate and satisfactory provision of off-street vehicle parking facilities.
- 6-7. In the interests of highways safety.
8. To safeguard the amenities of adjoining properties and the locality.