

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0017/96

B and M Investments Ltd  
Three Gables  
Corner Hall  
Hemel Hempstead  
Herts

Mr B Smith, Old Sub Station  
Saracens Head Yard  
Holywell Hill  
St Albans  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

3-5 Broad Street, Hemel Hempstead, Herts

DEMOLITION OF DWELLING AND EXTENSION TO CARE HOME

Your application for *full planning permission* dated 28.12.1995 and received on 04.01.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 18.04.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0017/96

Date of Decision: 18.04.1996

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 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.

Reason: To ensure a satisfactory appearance.

3. The existing wall and planting on the northern boundary of the site shall be protected during the period of construction and such part or parts that become damaged shall be replaced within twelve months of the completion of development.

Reason: To maintain and enhance visual amenity.

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.

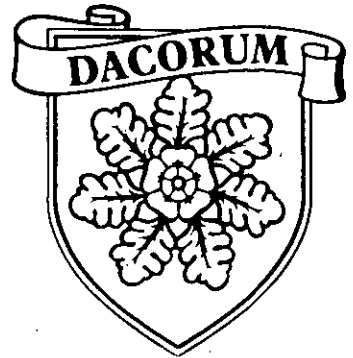
5. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0017/96FL shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Continued/....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0017/96 (Continued)

Date of Decision: 18.04.1996

7. The development hereby permitted, together with the remainder of the property of which it shall form a part shall be used only for residential care purposes, within the meaning of Class C2 of the Town and Country Planning (Use Classes) Order 1987, and in particular shall not be used for any other purposes falling within that Class.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities, and to safeguard the residential amenity of the area.

8. The private access drive running along the western boundary of the site shall remain unobstructed during demolition and construction works.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

9. There shall be no glazing inserted within that section of the oriel windows shown coloured blue on Plan 4/0017/96FL.

Reason: In the interests of residential amenity.

10. There shall be no further windows inserted within the development hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.