



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0039/91

Crest Homes (Chiltern) Ltd
Crest House, Mark Road
Hemel Hempstead
Herts
HP2 7DW

R.M.Kerrison, Crest Homes
Crest House, Mark Road
Hemel Hempstead
Herts
HP2 7DW

DEVELOPMENT ADDRESS AND DESCRIPTION
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Rear 23-31 Wood Lane End, Hemel Hempstead,
THIRTYSIX DWELLINGS, PARKING AND ACCESS ROAD

Your application for *full planning permission* dated 14.01.1991 and received on 14.01.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.02.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0039/91

Date of Decision: 21.02.1991

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. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority. (Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: Sewers for Adoption - A Design and Construction Guide for Developers).
3. The development hereby permitted shall be constructed in the materials specified on Drawing No. CH176/P.01 or such alternative materials as may be agreed in writing by the local planning authority.
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.
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.
6. A forward visibility curve shall be provided on the inside of the highway bend to the east of the access as shown on Drawing No. CH176/P.01 within which there shall be no obstruction more than 600mm above carriageway level. This curve shall be designed in accordance with the specification contained in "Residential Roads in Hertfordshire".
7. None of the dwellings hereby permitted shall be occupied until the eight parking spaces shown on Drawing No. CH176/P.01 "to be dedicated as public parking for users of banks" shall have been provided, and these spaces shall not thereafter be used otherwise than for that purpose.

continued/...



CONDITIONS APPLICABLE
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8. None of the dwellings hereby permitted shall be occupied until the visibility sight lines at the junction of the new access road with Wood Lane End shown on Drawing No. CH176/P.01 shall have been provided, including the provision of new garden walls to Nos 27, 29 and 31 Wood Lane End, and within these sight lines there shall be no obstruction more than 600mm above carriageway level.
9. No development shall take place until the 1.8m high close boarded fences shown on Drawing No. CH176/P.01 shall have been provided on all the boundaries of the site, and those fences shall thereafter be maintained.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure proper drainage of the site.
3. To ensure a satisfactory appearance.
- 4-5. To maintain and enhance visual amenity.
6. In the interests of highways safety.
7. To ensure a satisfactory development.
8. In the interests of highways safety.
9. In the interests of amenity and to protect the adjoining woodland.