

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0082/93

Bride Hall Development PLC  
19 Queen Street  
London  
W1X

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

White Lion P H Site, Queensway, Hemel Hempstead

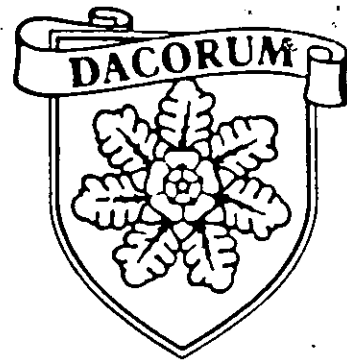
TWELVE TWO-BEDROOM FLATS AND CAR PARKING (OUTLINE)

Your application for *outline planning permission* dated and received on 21.01.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 11.03.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0082/93

Date of Decision: 11.03.1993

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Details submitted in accordance with condition 1 hereof shall include:

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation, loading and unloading facilities;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

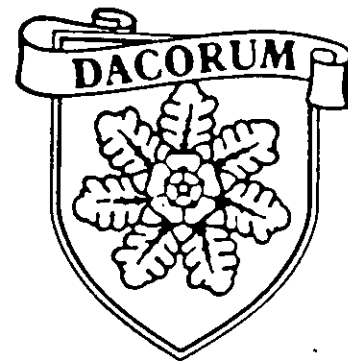
3. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

4. Development shall not commence until details of the works for the improvement of the junction of Fensomes Alley with Queensway, the relocation of the pelican crossing traffic lights and other works to the highway (including the relocation of the bus stop) shall have been submitted to and agreed by the local planning authority, and none of the residential units shall be occupied until the junction and associated works shall have been constructed in accordance with the approved details.

Reason: In the interests of highways safety.



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5. Development shall not begin until details of the widening of Fensomes Alley between the proposed site entrance and Queensway shall have been submitted to and approved by the local planning authority, and none of the residential units shall be occupied until that widening shall have been constructed in accordance with the approved details.

Reason: In the interests of highways safety.

6. The widened section of Fensomes Alley shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and shall include a separate pedestrian footpath for that length of the highway shown on Drawing No. W1560/100 Rev.A.

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

7. 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.

8. The widened section of Fensomes Alley shall have a width of 4.8 m and its junction with Queensway shall be provided with visibility splays of 4.5 m x 70 m in each direction, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

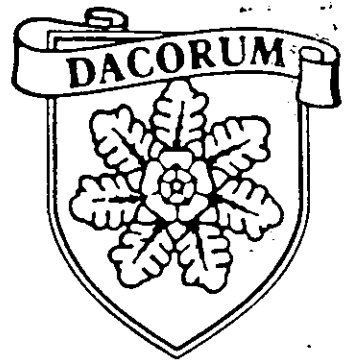
Reason: In the interests of highways safety.

9. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

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10. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 9 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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