

AJP

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/0112/87

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Tarmac Homes South Midlands Ltd
Rocla House, Wolverton Road,
Great Linford, Milton Keynes
MK14 5AH

Residential development and access roads
at Bourne Valley School, Huntsmill Road, Hemel Hempstead.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 29 December 1986 and received with sufficient particulars on 28 January 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
(2) Visibility sight lines of 2.4m x 35m shall be provided in the positions indicated in green on plan no 4/0112/87 drawing no 73/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
(3) Forward visibility sight lines shall be provided in the positions indicated in blue on plan no 4/0112/87 drawing no 73/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
(4) The requirements of conditions 2 and 3 shall be implemented before any dwelling served via the relevant junction or highway curve is first occupied and the sight lines shall thereafter be retained.

/Continued.....

Conditions /Continued....

5. Before any dwelling served from the extension to Hazeldell Road has been occupied that part of Hazeldell Road westwards from its junction with Long Chaulden shall be realigned, widened and constructed to base course level to provide a carriageway width of 5.5m in accordance with the plans hereby permitted.
6. Before the thirtieth dwelling served from the extensions to Furze Road and Huntmill Road has been occupied a 1.8m wide footway shall be constructed along the whole of the southern side of Oldfield Road in accordance with the plans hereby permitted.
7. There shall be no vehicular access to Chaulden Lane.
8. 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.
9. Adequate arrangements shall be made for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
10. 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.
11. 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.
12. The existing hedges along the whole of the western boundary and the Chaulden Lane frontage shall be retained at a height of not less than 1.5m. Any gaps shall be planted with hedgerow plants and tended so as to grow to the said height. The hedges shall thereafter be retained and maintained at such height.

/Continued.....

Conditions /Continued.....

13. The landscape scheme referred to in Condition 12 above shall include proposals for screen fences and boundary walls. Such fences and walls as may be approved shall be constructed prior to occupation of the related dwelling.
14. No development shall take place until there has been submitted to and approved by the local planning authority a scheme showing the means of enclosure of electricity sub-stations. Such means of enclosure shall be constructed prior to the relevant sub-station first being brought into use.
15. The areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be maintained as public amenity areas and shall be used for no other purpose.
16. Before any dwelling is first occupied details of a scheme for the management and maintenance of the areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be submitted to and approved by the local planning authority.
17. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) no gates, fences, walls, hedges or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse and any adjacent road, footpath, footway, parking bay or driveway other than expressly authorised by this permission.
18. No development shall take place until there has been submitted to and approved by the local planning authority a scheme to prevent the use of the area described as "3m firepath" on plan no 4/0112/87 drawing no 78/02 Rev C by vehicles other than emergency vehicles. Such scheme shall be constructed prior to the first occupation of the dwellings on plot nos 56, 57, 146, 147 and 148.
19. The garaging, parking and circulation facilities shown on plan no 4/0112/87 drawing no 78/02 Rev C shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
20. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire Council Council set out in "Residential Roads in Hertfordshire".

(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.).

/continued.....

Conditions /Continued....

- 21. 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).

- 22. The gradient of driveways shall not be steeper than 1 in 10 for the first 5m from the back edge of the adjacent footway.
- 23. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) there shall be no extensions to any of the dwellings on plot nos 69-135.

Reasons /Continued.....

- 17. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- 18. To prevent vehicles encroaching onto the public amenity area.
- 19. To ensure adequate car parking provisions.
- 20. To ensure the safe, economic, durable, attractive and proper development of the estate.
- 21. To ensure proper drainage of the site.
- 22. To allow cars to stand clear of the highway.
- 23. To ensure satisfactory amenity.

Dated 28 day of May 1987

Signed *Chris Reed*

Designation CHIEF PLANNING OFFICER

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In the interests of highway safety.
- (3) In the interests of highway safety.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To preserve the rural character of Chaulden Lane.
- (8) To ensure a satisfactory appearance.
- (9) To ensure that trees protected by a Tree Preservation Order are not damaged.
- (10) To maintain and enhance visual amenity.
- (11) To maintain and enhance visual amenity.
- (12) To maintain and enhance visual amenity.
- (13) To ensure adequate screening of private gardens.
- (14) To ensure adequate public safety and satisfactory appearance.
- (15) To ensure the provision and maintenance of public amenity areas.
- (16) To ensure the provision and maintenance of public amenity areas.

/Continued....

Dated.....28.....day of.....May.....19..87..

Signed.....

Designation ...CHIEF..PLANNING..OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

AJP

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No.	4/0112/87
Other Ref. No.	

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACORUM

To Tarmac Homes South Midlands Ltd
Rocla House, Wolverton Road,
Great Linford, Milton Keynes
MK14 5AH

Residential development and access roads at Bourne Valley School, Huntsmill Road, Hemel Hempstead.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 29 December 1986 and received with sufficient particulars on 28 January 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) Visibility sight lines of 2.4m x 35m shall be provided in the positions indicated in green on plan no 4/0112/87 drawing no 78/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
- (3) Forward visibility sight lines shall be provided in the positions indicated in blue on plan no 4/0112/87 drawing no 78/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
- (4) The requirements of conditions 2 and 3 shall be implemented before any dwelling served via the relevant junction or highway curve is first occupied and the sight lines shall thereafter be retained.

/Continued.....

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:-

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In the interests of highway safety.
- (3) In the interests of highway safety.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To preserve the rural character of Chaulden Lane.
- (8) To ensure a satisfactory appearance.
- (9) To ensure that trees protected by a Tree Preservation Order are not damaged.
- (10) To maintain and enhance visual amenity.
- (11) To maintain and enhance visual amenity.
- (12) To maintain and enhance visual amenity.
- (13) To ensure adequate screening of private gardens.
- (14) To ensure adequate public safety and satisfactory appearance.
- (15) To ensure the provision and maintenance of public amenity areas.
- (16) To ensure the provision and maintenance of public amenity areas.

/Continued....

Dated.....28.....day of.....May.....19..87..

Signed.....

Designation ...CHIEF..PLANNING..OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning

Conditions /Continued....

5. Before any dwelling served from the extension to Hazeldell Road has been occupied that part of Hazeldell Road westwards from its junction with Long Chaulden shall be realigned, widened and constructed to base course level to provide a carriageway width of 5.5m in accordance with the plans hereby permitted.
6. Before the thirtieth dwelling served from the extensions to Furze Road and Huntsmill Road has been occupied a 1.8m wide footway shall be constructed along the whole of the southern side of Oldfield Road in accordance with the plans hereby permitted.
7. There shall be no vehicular access to Chaulden Lane.
8. 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.
9. Adequate arrangements shall be made for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
10. 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.
11. 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.
12. The existing hedges along the whole of the western boundary and the Chaulden Lane frontage shall be retained at a height of not less than 1.5m. Any gaps shall be planted with hedgerow plants and tended so as to grow to the said height. The hedges shall thereafter be retained and maintained at such height.

/Continued.....

Conditions /Continued.....

13. The landscape scheme referred to in Condition 12 above shall include proposals for screen fences and boundary walls. Such fences and walls as may be approved shall be constructed prior to occupation of the related dwelling.
14. No development shall take place until there has been submitted to and approved by the local planning authority a scheme showing the means of enclosure of electricity sub-stations. Such means of enclosure shall be constructed prior to the relevant sub-station first being brought into use.
15. The areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be maintained as public amenity areas and shall be used for no other purpose.
16. Before any dwelling is first occupied details of a scheme for the management and maintenance of the areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be submitted to and approved by the local planning authority.
17. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) no gates, fences, walls, hedges or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse and any adjacent road, footpath, footway, parking bay or driveway other than expressly authorised by this permission.
18. No development shall take place until there has been submitted to and approved by the local planning authority a scheme to prevent the use of the area described as "3m firepath" on plan no 4/0112/87 drawing no 78/02 Rev C by vehicles other than emergency vehicles. Such scheme shall be constructed prior to the first occupation of the dwellings on plot nos 56, 57, 146, 147 and 148.
19. The garaging, parking and circulation facilities shown on plan no 4/0112/87 drawing no 78/02 Rev C shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
20. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire Council Council set out in "Residential Roads in Hertfordshire".

(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.)

/continued.....

Conditions /Continued....

21. 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).

22. The gradient of driveways shall not be steeper than 1 in 10 for the first 5m from the back edge of the adjacent footway.

* 23. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) there shall be no extensions to any of the dwellings on plot nos 69-135.

Reasons /Continued.....

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

18. To prevent vehicles encroaching onto the public amenity area.

19. To ensure adequate car parking provisions.

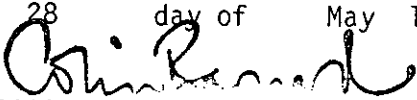
20. To ensure the safe, economic, durable, attractive and proper development of the estate.

21. To ensure proper drainage of the site.

22. To allow cars to stand clear of the highway.

23. To ensure satisfactory amenity.

Dated 28 day of May 1987

Signed 

Designation CHIEF PLANNING OFFICER

D.C.7A
SC

Town Planning
Ref. No. 4/0718/87

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: McLean Homes North London Limited
McLean House
Bluecoats Avenue
HERTFORD

Tarmac Homes South Midlands Limited
Rocla House
Wolverton Road
Great Linford
MILTON KEYNES MK14 5AH

Details of external materials plots 1-24, 30-66,
149-194, pursuant to 4/0112/87. Residential
development and access roads.

Bourne Valley School Huntsmill Road Hemel Hempstead

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87.

granted on 28 May 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 14 May 1987

Dated Eighteenth day of June 1987

Signed Colin Barnard

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: MNT Development Consultants
17 Goldington Road
Bedford
MK40 3NH

Details of external materials Plots 25-29, 67-148

Residential development and access roads
Bourne Valley School, Huntsmill Road,
Hemel Hempstead

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87

granted on 28th May 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 19th May 1987

Dated 18th day of June 19 87

Signed Colin Barnard

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

Town Planning
Ref. No. 4/1125/87

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To **Connolly Homes Ltd**
Syson House
Sarum Road
Luton

MWT Development Consultants Ltd
17 Goldington Road
Bedford

..... **Four dwellings (substitution of house types)**
.....
at **Plots 112, 113, 123 & 124 Bourne Valley School,**
..... **Huntsmill Road, Hemel Hempstead**

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated **20 July 1987** and received with sufficient particulars on **23 July 1987** and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of **5** years commencing on the date of this notice.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.

Dated..... 10 day of August 19. 87

Signed. 
Designation **CHIEF PLANNING OFFICER**

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To: McLean Homes North London Ltd
McLean House
Bluecoats Avenue
Hertford
SG14 1PB

Details of substation enclosures and firepath
pursuant to conditions no 14 and 18 former
Bourne Valley School, Huntsmill Road,
Hemel Hempstead

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87

granted on 28 May 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 25 August 1987 and amended on 20 October 1987

Dated 30 day of October 1987

Signed

Colin Barnard

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

AJP

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No.	4/0112/87
Other Ref. No.	

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Tarmac Homes South Midlands Ltd
 Rocla House, Wolverton Road,
 Great Linford, Milton Keynes
 MK14 5AH

..... Residential development and access roads
..... at .. Bourne Valley School, Huntsmill Road, Hemel Hempstead

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 29 December 1986 and received with sufficient particulars on 28 January 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of ... 5 ... years commencing on the date of this notice.
- (2) Visibility sight lines of 2.4m x 35m shall be provided in the positions indicated in green on plan no 4/0112/87 drawing no 78/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
- (3) Forward visibility sight lines shall be provided in the positions indicated in blue on plan no 4/0112/87 drawing no 78/02 Rev C within which there shall be no obstruction to visibility more than 600mm above carriageway level.
- (4) The requirements of conditions 2 and 3 shall be implemented before any dwelling served via the relevant junction or highway curve is first occupied and the sight lines shall thereafter be retained.

/Continued.....

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In the interests of highway safety.
- (3) In the interests of highway safety.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To preserve the rural character of Chaulden Lane.
- (8) To ensure a satisfactory appearance.
- (9) To ensure that trees protected by a Tree Preservation Order are not damaged.
- (10) To maintain and enhance visual amenity.
- (11) To maintain and enhance visual amenity.
- (12) To maintain and enhance visual amenity.
- (13) To ensure adequate screening of private gardens.
- (14) To ensure adequate public safety and satisfactory appearance.
- (15) To ensure the provision and maintenance of public amenity areas.
- (16) To ensure the provision and maintenance of public amenity areas.

/Continued....

Dated.....28.....day of.....May.....19..87...

Signed.....

Designation ..CHIEF..PLANNING..OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

Conditions /Continued....

5. Before any dwelling served from the extension to Hazeldell Road has been occupied that part of Hazeldell Road westwards from its junction with Long Chaulden shall be realigned, widened and constructed to base course level to provide a carriageway width of 5.5m in accordance with the plans hereby permitted.
6. Before the thirtieth dwelling served from the extensions to Furze Road and Huntsmill Road has been occupied a 1.8m wide footway shall be constructed along the whole of the southern side of Oldfield Road in accordance with the plans hereby permitted.
7. There shall be no vehicular access to Chaulden Lane.
8. 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.
9. Adequate arrangements shall be made for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
10. 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.
11. 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.
12. The existing hedges along the whole of the western boundary and the Chaulden Lane frontage shall be retained at a height of not less than 1.5m. Any gaps shall be planted with hedgerow plants and tended so as to grow to the said height. The hedges shall thereafter be retained and maintained at such height.

/Continued.....

Conditions /Continued.....

13. The landscape scheme referred to in Condition 12 above shall include proposals for screen fences and boundary walls. Such fences and walls as may be approved shall be constructed prior to occupation of the related dwelling.
14. No development shall take place until there has been submitted to and approved by the local planning authority a scheme showing the means of enclosure of electricity sub-stations. Such means of enclosure shall be constructed prior to the relevant sub-station first being brought into use.
15. The areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be maintained as public amenity areas and shall be used for no other purpose.
16. Before any dwelling is first occupied details of a scheme for the management and maintenance of the areas shown stippled on plan no 4/0112/87 drawing no 78/02 Rev C shall be submitted to and approved by the local planning authority.
17. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) no gates, fences, walls, hedges or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse and any adjacent road, footpath, footway, parking bay or driveway other than expressly authorised by this permission.
18. No development shall take place until there has been submitted to and approved by the local planning authority a scheme to prevent the use of the area described as "3m firepath" on plan no 4/0112/87 drawing no 78/02 Rev C by vehicles other than emergency vehicles. Such scheme shall be constructed prior to the first occupation of the dwellings on plot nos 56, 57, 146, 147 and 148.
19. The garaging, parking and circulation facilities shown on plan no 4/0112/87 drawing no 78/02 Rev C shall be laid out in accordance with the approved plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
20. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire Council Council set out in "Residential Roads in Hertfordshire".

(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.).

/continued.....

Conditions /Continued....

21. 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).

22. The gradient of driveways shall not be steeper than 1 in 10 for the first 5m from the back edge of the adjacent footway.

23. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-87 (or any amendments thereto) there shall be no extensions to any of the dwellings on plot nos 69-135.

Reasons /Continued.....

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

18. To prevent vehicles encroaching onto the public amenity area.

19. To ensure adequate car parking provisions.

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

21. To ensure proper drainage of the site.

22. To allow cars to stand clear of the highway.

23. To ensure satisfactory amenity.

Dated 28 day of May 1987

Signed *Chris Reed*

Designation CHIEF PLANNING OFFICER

Town Planning
Ref. No. 4/1125/87

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Connolly Homes Ltd
Syscon House
Sarum Road
Luton

IGT Development Consultants Ltd
17 Goldington Road
Bedford

Four dwellings (substitution of house types)
at Plots 112, 113, 123 & 124 Bourne Valley School,
Huntsmill Road, Hemel Hempstead

Brief
description
and location
of proposed
development.

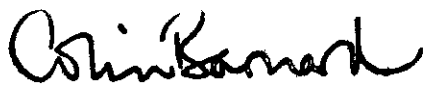
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 20 July 1987 and received with sufficient particulars on 23 July 1987 and shown on the plan(s) accompanying such application, subject to the following conditions: -

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.

Dated..... **10** day of..... **August** 19.. **87**

Signed..... 

Designation..... **CHIEF PLANNING OFFICER**

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: MNT Development Consultants
 17 Goldington Road
 Bedford
 MK40 3NH

Details of external materials Plots 25-29, 67-148

Residential development and access roads
 Bourne Valley School, Huntsmill Road,
 Hemel Hempstead

Brief
 description
 and location
 of proposed
 development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87

granted on 28th May 1987 at the above-mentioned
 location in accordance with the details submitted by you, with your
 application dated 19th May 1987

Dated 18th day of June 19 87

Signed

Colin Barnard

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

D.C.7A
SC

Town Planning
Ref. No. 4/0718/87

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: McLean Homes North London Limited
McLean House
Bluecoats Avenue
HERTFORD

Tarmac Homes South Midlands Limited
Rocla House
Wolverton Road
Great Linford
MILTON KEYNES MK14 5AH

Details of external materials plots 1-24, 30-56,
149-194, pursuant to 4/0112/87. Residential
development and access roads.

Bourne Valley School Huntsmill Road Hemel Hempstead

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87.

granted on 28 May 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 14 May 1987

Dated Eighteenth day of June 1987

Signed Colin Barnard

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

DACORUM BOROUGH COUNCIL

To:

**Boniggale Landscapes Limited,
Nr. Albrighton,
Wolverhampton,
WV7 3AU.**

**Residential development Bourne Valley School,
Huntsmill Road, Hemel Hempstead, Herts.

Details of landscaping and boundary treatment.**

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no **4/0112/87**

granted on **28 May 1987** at the above-mentioned location in accordance with the details submitted by you, with your application dated **9 September 1987.**

Dated **7th** day of **December** 19**87**

Signed *Colin Barnard*

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

DACORUM BOROUGH COUNCIL

To:

**Sonigale Landscapes Limited,
Nr. Albrighton,
Wolverhampton,
WV7 3AU.**

**Residential development Bourne Valley School,
Huntsmill Road, Hemel Hempstead, Herts.**

Details of landscaping and boundary treatment.

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87

granted on 28 May 1987 at the above-mentioned location in accordance with the details submitted by you, with your application dated 9 September 1987.

Dated 7th day of December 1987

Signed *Colin Barnard*

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To: McLean Homes North London Ltd
McLean House
Bluecoats Avenue
Hertford
SG14 1PS

Details of substation enclosures and firepath
pursuant to conditions no 14 and 18 former
Bourne Valley School, Huntswell Road,
Hemel Hempstead

Brief
description
and location
of proposed
development

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder the Council hereby gives approval to the details which were reserved for subsequent approval in planning permission no 4/0112/87

granted on 28 May 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 25 August 1987 and amended on 20 October 1987

Dated 30 day of October 1987

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.