

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0145/94

Hightown Housing Association Ltd
3 St Mary's Road
Hemel Hempstead
Herts

Bateman Mole Associates
Avenue Lodge
Stratford Road
Buckingham
MK18 1NY

DEVELOPMENT ADDRESS AND DESCRIPTION
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St Benedicts, Peascroft Rd/Barnacres Rd, Hemel Hempstead

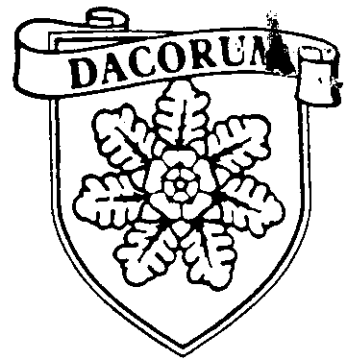
SEVEN ONE BED UNITS FOR RESIDENTS WITH LEARNING DIFFICULTIES

Your application for *full planning permission* dated 31.01.1994 and received on 02.02.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 10.03.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0145/94

Date of Decision: 10.03.1994

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 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.

Reason: In the interests of highways safety.

4. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to any of the buildings hereby permitted without the express written permission of the local planning authority.

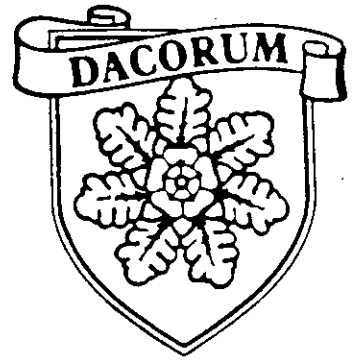
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0145/94 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.

7. 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.



CONDITIONS APPLICABLE
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8. 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.

9. Each of the dwellings hereby permitted shall only be occupied by persons with special needs/learning difficulties placed there by Hightown Housing Association (or such other body as may be agreed in writing with the local planning authority).

Reason: For the avoidance of doubt.

10. Full details of the proposed levels, surfacing and boundary treatment to the car park areas shall be submitted to and approved prior to the commencement of works in the site.

Reason: In the interests of residential amenity.