

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0146/94

Sensormatic International  
23 Mark Road  
Hemel Hempstead  
Herts

Lam Watson Woods  
25 Abbeville Mews  
88 Clapham Park Road  
London  
SW4 7BX

DEVELOPMENT ADDRESS AND DESCRIPTION

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23 Mark Road, Hemel Hempstead, Herts

BOUNDARY WALL AND FENCING

Your application for *full planning permission* dated 19.01.1994 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: 28.03.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0146/94

Date of Decision: 28.03.1994

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. Notwithstanding the details shown on Drawing No. 9389/12B the gates shall not be automatic and shall not be operated by car, push button or other similar mechanism.

Reason: Prior to the submission of the planning application, the Council advised of the adverse highway implications which may arise as a result of the effect of the installation of automatic gates. In the Council's letter dated 9 July 1993 it advised of the need for a traffic impact study to enable the thorough assessment of the development upon traffic flow at certain peak periods and the effect this would have upon highway safety. In a letter from the agent dated 14 March 1994, in response to the Council's reference to the need for information upon traffic movements, it has been confirmed that the gates are not to be automatically operated. Taking this into account and the clarification that the gates will be open between 8.30 am and 8.00 pm, there is no highway objection in terms of the traffic implications. Without confirmation of the information in the letter dated 14 March 1994, the local planning authority was not satisfied the proposal would be acceptable. Should there be a future proposal to change to an automatic mechanism, a traffic impact study will be necessary.

3. The gates hereby permitted shall be permanently open between 8.30 am and 8.00 pm Monday to Friday, unless otherwise agreed by the local planning authority.

Reason:

- (a) See the reason for Condition 2.
- (b) To accord with the context of the letter dated 14 March 1994.

4. 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.

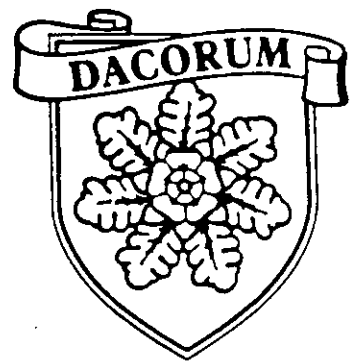
Reasons:

- (a) To ensure a satisfactory appearance.
- (b) For the avoidance of doubt.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0146/94

Date of Decision: 28.03.1994



5. 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: In the interests of the appearance of the street scene.

6. 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: In the interests of the appearance of the street scene.

7. The modifications to the existing access as shown on Drawing No. 9389/128 shall be carried out in accordance with the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the kerb radii of the modified access shall be 6 m.

Reason: In the interests of highways safety.