

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To Guardline Disposables Ltd
 c/o 4 Ash Close
 Abbots Langley
 Herts

Raymond P Crosby
 109 St Agnell's Lane
 Hemel Hempstead
 Herts.

Nursing Home and Warden's Flat
 at 43 and 45 Newell 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1972, as amended, the development proposed by you in your outline application dated 12.2.1990 and received with sufficient particulars on 12.2.1990 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) 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 3 years commencing on the date of this notice.
 (b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 (i) the expiration of a period of 5 years, commencing on the date of this notice.
 (ii) the expiration of a period of 2 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking and turning within the site in accordance with standards adopted by the local planning authority.
4. The development hereby permitted shall not be occupied until parking and turning arrangements approved in accordance with condition 3 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
5. 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.

6. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 m and 2.0 m above carriageway level.
7. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.
8. Adequate arrangements shall be made to the satisfaction of the local planning authority 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.
9. The existing hedge on all the boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
10. The development hereby permitted shall not be used otherwise than for the purposes of residential accommodation and care to people in need of care, as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any amendment thereto, and shall not be used as a residential school, college or training centre without the prior written consent of the local planning authority.
11. The development hereby permitted shall not exceed a gross floor space (measured externally) of 585 sq m.

Dated Twenty-sixth day of April 1990.

Signed.....

Chief Planning Officer