

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0204/92

Martin Grant Homes (UK) Ltd
Catherine House
Adelaide Street
St. Albans
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

r/o 27-39 Gravel Hill Terrace., Hemel Hempstead.

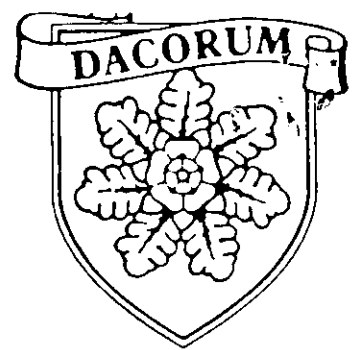
13 DETACHED HOUSES & ACCESS ROAD

Your application for *full planning permission* dated and received on 25.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.04.1992

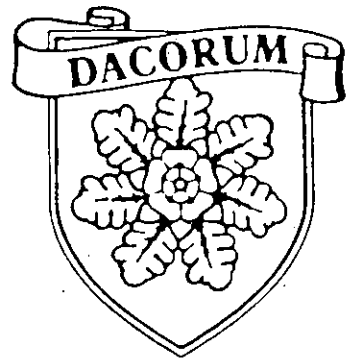
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0204/92

Date of Decision: 15.04.1992

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. 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.
3. The access road hereby permitted shall include the provision of sight lines of 2.4 m x 90 m at the junction with Gravel Hill Terrace within which there shall be no obstruction more than 600 mm above carriageway level.
4. 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.
5. 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.
6. 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.
7. The existing natural hedges on the eastern, western and southern boundaries of the site and along the access road, shall be retained and thickened where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority be made to prevent damage during construction.
8. 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 the buildings hereby permitted without the express written permission of the local planning authority.
9. The development hereby permitted shall not be commenced until a scheme showing special ramps within the road shall have been submitted to and approved by the local planning authority.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0204/92

Date of Decision: 15.04.1992

REASONS:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. In the interests of highway safety.
- 4-7. To maintain and enhance visual amenity.
8. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and maintaining an adequate provision of off-street parking facilities.
9. In the interests of highway safety.