

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0207/96

Hemel Hempstead Property Co Ltd  
c/o Derek Kent Associates  
Great Wheelers Barn  
The Green  
Sarratt  
Herts  
WD3 6BJ

Derek Kent & Associates  
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DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land off Laurel Bank, Felden Lane, Hemel Hempstead

ERECTION OF REPLACEMENT DWELLING

Your application for *full planning permission* dated 19.02.1996 and received on 20.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 13.06.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0207/96

Date of Decision: 13.06.1996



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. The roof of the dwellinghouse and garage hereby permitted shall be constructed of dark red or brown plain tiles, samples of which shall be submitted to and approved by the local planning authority before the commencement of work, and the development hereby permitted shall be carried out in the tiles so approved.

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

3. Notwithstanding the details shown on Drawing No.540/08A this permission does not extend to the rendering of the dwellinghouse hereby permitted and no work shall be commenced until alternative details of finish(es) to the walls, shall have been submitted to and approved by the local planning authority, and the development shall be carried out in the alternative finish(es) so approved and thereafter there shall be no change.

Reason: (a) In the interests of the appearance of the development within the street scene.  
(b) For the avoidance of doubt.

4. No work shall be commenced until details/samples of the bricks to be used for the dwellinghouse and garage hereby permitted shall have been submitted to and approved by the local planning authority, and the development shall be carried out in the bricks so approved.

Reason: (a) In the interests of the appearance of the development within the street scene.  
(b) For the avoidance of doubt.

5. The dwellinghouse hereby permitted shall not be brought into use until the access road, footpath, verge hatched orange, junction details with Felden Lane and garage driveway have been provided fully in accordance with the layout shown and specified by Drawing No.540/03E.

Reason: (a) In the interests of highways safety.  
(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

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CONDITIONS APPLICABLE  
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6. The developer shall construct the junction of the vehicular access onto Felden Lane to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the dwellinghouse shall not be occupied until the access is so constructed.

Reason: In the interests of highway safety.

7. Sight lines of 2.5 m x 9 m to the south east and 2 m x 80 m to the north west shall be provided at the junction of the vehicular access onto Felden Lane as shown on Drawing No.404/04 and within these sight-lines there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level at any time.

Reason: In the interests of highway safety.

8. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highway safety.

9. The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire", and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.

(Note: Full details of the roadworks proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reason: (a) In the interests of highways safety.

(b) To ensure a satisfactory development.

(c) To ensure the safe, economic, durable, attractive and proper development of the estate.

(d) In the interests of crime prevention.

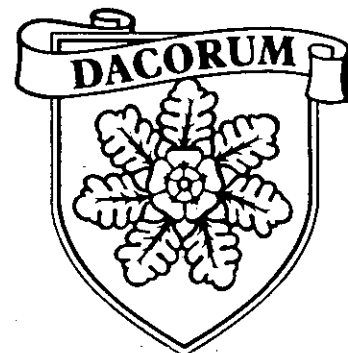
10. Nothing in this planning permission supersedes the need to comply with the conditions of outline planning permission 4/0277/95 dated 22.06.1995 for 8 detached houses and access road.

Reason: For the avoidance of doubt.

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CONDITIONS APPLICABLE  
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11. This permission does not extend to the approval of the details of the access road beyond the area hatched yellow on Drawing No.540/03E.

Reason: For the avoidance of doubt.

12. Prior to the commencement of any construction upon the dwellinghouse and garage hereby permitted a 2 m high closeboarded fence shall be provided between points A and B and shown by a green line on Drawing No.540/03E and this fence shall be retained thereafter, with the exception of the section between Points C and D which shall be replaced with a 2 m high brick wall and thereafter permanently retained, supporting a 1 m high trellis fence at all times.

Reason: To safeguard the residential amenity of 'Amibilis' at all times

13. The finished road level shall be at the same level as the base of the 2 m high fence and wall which are the subject of condition 12.

Reason: (a) To safeguard the residential amenity of 'Amibilis' at all times.

(b) For the avoidance of doubt.

14. The Cypress screen trees hatched purple on Drawing No.540/03E shall be retained and prior to the commencement of work on the construction of the access road a scheme for the protection of these trees shall be submitted to and approved by the local planning authority, and this protection shall be put in place before work starts and shall be retained until the access road is completed. In this condition, "work" includes works relating to the road serving the dwellinghouses subject to planning permission 4/0277/95.

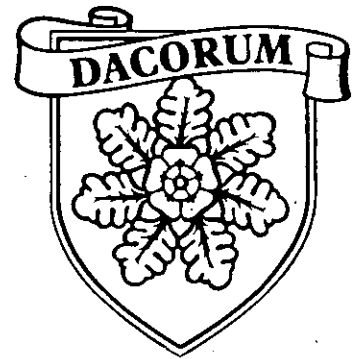
Reason: (a) To safeguard the residential amenity of 'Amibilis'.

(b) In the interests of the appearance of the street scene.

15. Within 3 months of the date of this permission a scheme for landscaping shall be submitted to the local planning authority showing details of new hedging within the areas hatched orange and yellow on Drawing No.540/03E.

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

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CONDITIONS APPLICABLE  
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16. 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 dwellinghouse; 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 and the residential amenity of the area.

17. All other boundary fencing and walls not subject to conditions referred to above shall be provided on site before the first occupation of the dwellinghouse hereby permitted and thereafter permanently retained.

Reason: (a) In the interests of safeguarding the residential amenity of 'The Moorings'.

(b) In the interests of the appearance of the street scene.

18. Notwithstanding the provisions of the town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension, addition or alteration to the dwellinghouse 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 safeguarding:

(a) the residential amenity of 'Amibilis' and 'The Moorings';

(b) The appearance of the locality.

19. The front garden of the dwellinghouse hereby permitted shall at no time be used for the parking of motor vehicles and with exception of the access shown by Drawing No.540/03E notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no vehicular access shall be formed between the curtilage of the dwellinghouse and the access road 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:

(a) maintaining and enhancing visual amenity;

(b) safeguarding the appearance of the locality.

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CONDITIONS APPLICABLE  
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20. The windows coloured orange on Drawing Nos.540/07A and 540/08A shall be fitted with obscured glazing at all times.

Reason: To safeguard the residential amenity of 'The Moorings'.

21. The lower window panes of the window serving the first floor en suite within the western elevation of the dwellinghouse, as labelled 'A' on Drawing NO.540/08A, shall be fixed at all times and the upper window panes labelled 'B' shall be top hung.

Reason: To safeguard the residential amenity of 'Amibilis'.

22. The lower cill level of the window serving bedroom 4 and located within the western elevation of the dwellinghouse, as coloured yellow on Drawing No.540/08A shall measure 1.8 m above the finished first floor level, and shall be fitted with obscured glazing.

Reason: To safeguard the residential amenity of 'Amibilis'.

23. The area hatched purple on location Plan Scale 1:1250 shall be retained at all times for the provision of 2 visitors' spaces and full details of a scheme for the management and maintenance of this area shall be submitted to and approved by the local planning authority in accordance with the requirements of planning permission 4/0277/950L.

Reason: When planning permission 4/0227/950L was granted in conjunction with other conditions, this hatched area was to provide soft landscaping as well as visitor parking. The grant of planning permission 4/0207/96 has significantly reduced the area available for soft landscaping along the access road and increased the number of units served by this facility which is also reduced in width for part of its length. The retention of the hatched area for soft landscaping and parking is in the interest of both:

- (a) the appearance of the locality;
- (b) in the interests of highways safety.

24. This permission does not extend to any approval of the site drainage.

Reason: For the avoidance of doubt.