

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0244/95

Chiltern Hundreds Housing Association
Hundreds House
24 London Road
West Amersham
Bucks

Howard Fawcett & Partners
Chandos House
Back Street
Wendover
Bucks
HP22 6EB

DEVELOPMENT ADDRESS AND DESCRIPTION
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6 St Agnells Lane, Hemel Hempstead, Herts

SIX DWELLINGS, ASSOCIATED PARKING AREA AND ACCESS ROAD

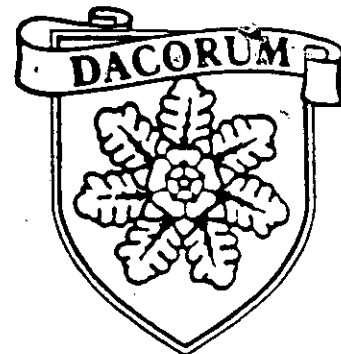
Your application for *full planning permission* dated 28.02.1995 and received on 01.03.1995 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 24.04.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0244/95

Date of Decision: 24.04.1995

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 development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 19.01.1995 for 10 one bedroom flats at 6 St Agnells Lane, Hemel Hempstead (Ref: 4/1463/940L) is at any time implemented.

Reason: For the avoidance of doubt.

3. 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.

4. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

5. No dwellinghouse hereby permitted shall be occupied until the parking arrangements and vehicular access shown on drawing no. PD11 Rev A shall have been provided and the parking spaces shall not be used thereafter otherwise than for the purposes approved.

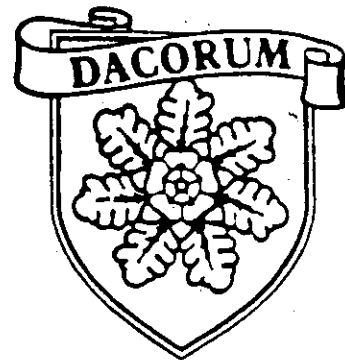
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and for the avoidance of doubt.

6. Prior to the commencement of the development hereby permitted full elevational details of the covered parking areas shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance and for the avoidance of doubt.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0244/95

Date of Decision: 24.04.1995

7. Parking spaces nos. 13 and 14 shall at all times be made available for the occupiers of St Agnells Court and details of the signage to be provided to show this shall be submitted to and approved by the local planning authority before the commencement of the development.

Reason: (a) The approved scheme involves the provision of a vehicular access which is through an existing parking area. In order to ensure that the loss of this parking area is compensated, and available for existing development at all times, parking spaces nos. 7 and 8 must always be available to St Agnells Court.

(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. No dwellinghouse shall be brought into use until the existing access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire".

Reason: In the interests of highways safety and for the avoidance of doubt.

9. 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.

10. 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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0244/95

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11. 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 building(s) hereby permitted without the express written permission of the local planning authority.

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

(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

(c) To safeguard the residential amenity of the area, in particular no. 16 St Agnell's Court.

12. There shall at no time be an increase in the number of habitable rooms of any of the dwellinghouses hereby permitted unless otherwise agreed by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities at all times.

13. Details submitted in accordance with condition 9 shall include new fencing and the retention of existing fencing between points A and B and C and D as shown on drawing no. PD11 Rev A, unless alternative fencing is otherwise agreed and all fencing shall be provided before the occupation of any of the dwellinghouses and shall be thereafter retained at all times.

Reason: To safeguard the residential amenity of the area.

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

Reason: For the avoidance of doubt.

