

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0277/95

Hemel Hempstead Property Co
c/o Derek Kent & Associates
Great Wheelers Barn
The Green, Sarratt
Herts

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at and to the rear of "Laurel Bank", Felden Lane, Hemel Hempstead

8 DETACHED HOUSES AND ACCESS (OUTLINE)

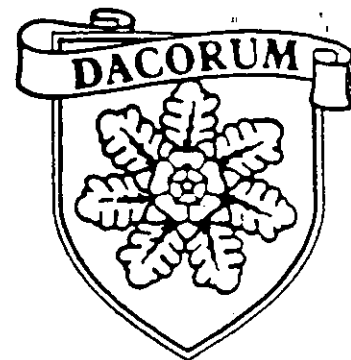
Your application for *outline planning permission* dated 08.03.1995 and received on 08.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.06.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95

Date of Decision: 22.06.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. 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 three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two 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 by the local planning authority or the Secretary of State.

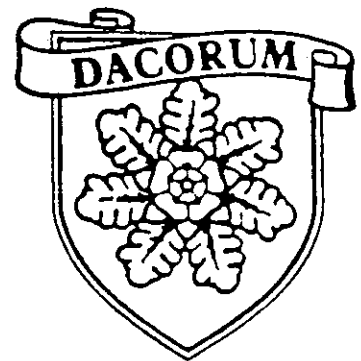
Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) boundary treatment; and
 - (c) construction of drains and sewers.

Reasons:

- (a) In the interests of amenity.
- (b) To maintain and enhance visual amenity.
- (c) To safeguard the residential amenity of the area.
- (d) To ensure proper drainage of the site.
- (e) For the avoidance of doubt.

Cont/



CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95 (cont)

Date of Decision: 22.06.1995

4. Details of the ground floor levels of the buildings in relation to existing/proposed highways shall be submitted to and approved by the local planning authority before development is commenced, and in particular these details shall include existing levels and the proposed levels of buildings and roadside footpaths in relation to Loxwood Close, 39 Beechwood Park, "Amabilis" and "The Moorings" shown on the approved plan. The development shall be carried out fully in accordance with the details of the approved levels.

Reasons:

- (a) To safeguard the residential amenity of the area.
- (b) For the avoidance of doubt.

5. 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 no dwellinghouse shall be occupied until the access is so constructed.

Reason: In the interests of highways safety.

6. Sight lines of 2.5 m x 90 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 Nos. 404/04 and 404/02C 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 highways safety.

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

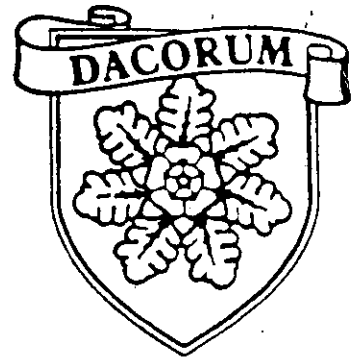
Reason: In the interests of highways safety.

8. No dwellinghouse hereby permitted shall be occupied until the roadway, access, turning head, unassigned parking bays, footpath, speed table and vehicular accesses to it as shown on Drawing Nos. 404/04 and 404/02C shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reasons:

- (a) In the interests of highways safety.
- (b) To ensure a satisfactory development.
- (c) For the avoidance of doubt.

Cont



CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95 (cont)

Date of Decision: 22.06.1995

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 road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reasons:

- (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. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access of each dwellinghouse, measured from the back edge of the carriageway into each driveway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

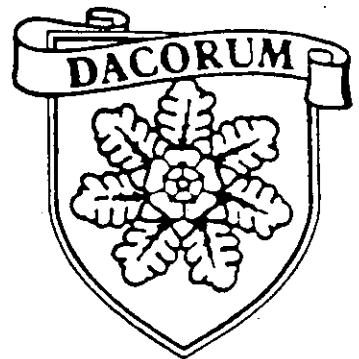
Reason: In the interests of highways safety.

11. None of the houses hereby permitted shall be occupied and the road and footpath shown on the approved plans shall not be brought into use until all the fencing and walls that form part of the approved boundary treatment under Condition 3 shall have been fully provided in accordance with the approved scheme and this boundary treatment shall thereafter be retained at all times.

Reasons:

- (a) To safeguard the residential amenity of the area.
- (b) To maintain and enhance visual amenity.
- (c) For the avoidance of doubt.
- (d) In the interests of crime prevention.

Cont



CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95 (cont)

Date of Decision: 22.06.1995

12. Notwithstanding the provisions of Condition 3, the boundary treatment for the boundary between the site and Boxmoor House School and 2 Loxwood Close coloured yellow on Drawing No. 404/02C shall comprise a 4 metre high galvanised chain link fence on the site boundary, with a 2 metre high close boarded fence within the application site and at a distance of 1 metre from the chain link fence, with landscaping provided between the two fences. Both the fences and the landscaping along this boundary shall be provided before any work starts on the construction of any houses whose curtilages will adjoin any part of the boundary coloured yellow on Drawing No. 404/02C.

Reasons:

- (a) To safeguard the residential amenity of the area.
 - (b) To maintain and enhance visual amenity.
 - (c) For the avoidance of doubt.
 - (d) In the interests of crime prevention.
13. Details submitted in accordance with Condition 1 shall include protective fencing in relation to the retained preserved trees subject to TPO 239 and the existing retained trees and hedges along the boundaries of the application site, as identified in orange hatching on Drawing No. 404/02C.

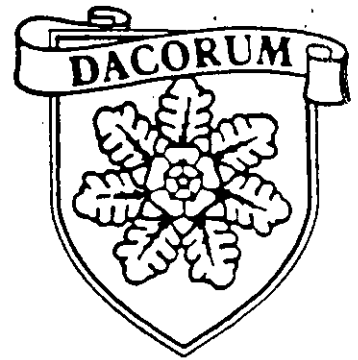
Reasons:

- (a) To maintain and enhance visual amenity.
 - (b) To safeguard the residential amenity of the area.
 - (c) For the avoidance of doubt.
14. All planting, seeding or turving 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.

Reasons:

- (a) To maintain and enhance visual amenity.
- (b) To safeguard the residential amenity of the area.

Cont



CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95 (cont)

Date of Decision: 22.06.1995

15. With the exception of the dwellinghouse on Plot 8 all the dwellinghouses shall feature hipped roofs in accordance with the details shown on Drawing No. 404/02C and all the dwellinghouses shall be served by off-street curtilage parking in accordance with the standards adopted by the local planning authority.

Reasons:

- (a) In the interests of the appearance of the locality.
- (b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (c) In the interests of highways safety.
- (d) For the avoidance of doubt.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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.

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

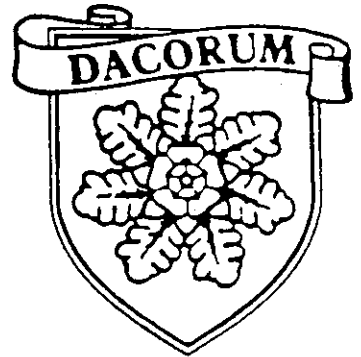
17. There shall be no windows formed within the southern flank wall of the dwellinghouse on Plot 4, unless they are permanently fitted with obscure glass and of a non-openable type.

Reason: To permanently safeguard the residential amenity of 1 Loxwood Close and the unit on Plot 4.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no development within the curtilages of the dwellinghouses on Plots 2, 3, 4 and 5 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 residential and visual amenity, in particular the safeguarding of the existing preserved trees and the residential amenity of 1 Loxwood Close.

Cont



CONDITIONS APPLICABLE
TO APPLICATION: 4/0277/95 (cont)

Date of Decision: 22.06.1995.

19. Before any development is commenced, full details of a scheme for the management and maintenance of areas hatched yellow on Plan No. 404/02C shall be submitted to and approved by the local planning authority.

Reasons:

- (a) To maintain and enhance visual amenity.
- (b) To safeguard the residential amenity of the area.
- (c) For the avoidance of doubt.

20. This permission does not extend to the provision of a vehicular access between the site and the roadway serving Beechwood Park.

Reason: For the avoidance of doubt.

21. No development shall take place within any part of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.