

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0281/94

Ideal Homes Central Ltd  
Maple Cross House  
Denham Way  
Maple Cross  
Rickmansworth  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

land off Anchor Lane, Hemel Hempstead, Herts

ERECTION OF SIX DWELLINGS AND ASSOCIATED CAR PARKING

Your application for *full planning permission* dated 25.02.1994 and received on 28.02.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

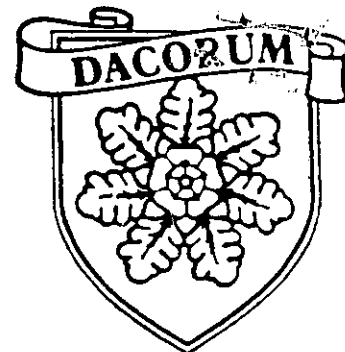
Director of Planning.

Date of Decision: 07.07.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0281/94

Date of Decision: 07.07.1994



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 be constructed in LBC Fotheringhay mixture, or LBC Melford Yellow Bricks and Marley Mendip smooth grey roof tiles or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0281/94 shall have been provided, and they 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.

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.

Reason: To maintain and enhance visual amenity.

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.

Reason: To maintain and enhance visual amenity.

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



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7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

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

8. Before the commencement of any works on site, a 1.8 m high dark stained close boarded fence or brick wall shall be erected along the western boundary of the site between Plot 28 and 174 Anchor Lane.

Reason: In the interests of residential and visual amenity.

9. Before the commencement of any works on site, a 2 m high brick wall shall be constructed along the full length of the northern boundary of 174 Anchor Lane shown coloured green on Plan 4/0281/94. Full details of the type of brick and coping shall be submitted to and approved in writing by the local planning authority prior to the wall's construction.

Reason: In the interests of residential and visual amenity.

10. There shall be no gates or openings inserted within the brick boundary wall coloured green on Plan 4/0281/94.

Reason: In the interests of residential amenity and for the avoidance of doubt.

11. The first floor window in the flank elevation of the house on Plot 28 shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

12. There shall be no further windows inserted within the flank elevation of the dwelling on Plot 28 without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

13. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire".

(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.)

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

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14. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

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