



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0301/91

Chipperfield Land Co Ltd  
Kings Works  
Kings Lane  
Chipperfield

Collett Design  
17 Collett road  
HEMEL HEMPSTEAD  
Herts  
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Adj. 352 Chambersbury Lane, Hemel Hempstead, Herts

5 DETACHED HOUSES

Your application for *full planning permission* dated 05.03.1991 and received on 05.03.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

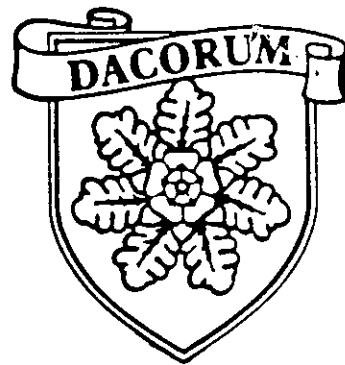
Director of Planning.

Date of Decision: 25.04.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0301/91

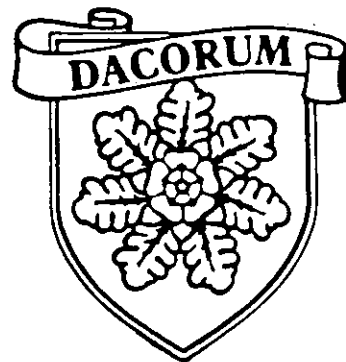
Date of Decision: 25.04.1991



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
3. A 2.4 m x 2.4 m visibility splay shall be provided each side of every access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
4. Sight lines of 2.4 m x 70 m shall be provided in each direction from every access within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. Any garages shall be set back a minimum of 5.5 m from the highway boundary.
6. The kerb radii of each access shall be 6 m and shall include a pram/wheelchair crossing.
7. 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.
8. 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.
9. 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.

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0301/91

Date of Decision: 25.04.1991



REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-6. In the interests of highways safety.
- 7-9. To maintain and enhance visual amenity.