



TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0338/94

Wilcon Homes  
c/o Wilcon House  
Salthouse Road  
Brackmills  
Northampton

Capener Cross Partnership  
Salter House  
Cherry Bounce  
Hemel Hempstead  
Herts  
HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Kodak Training Centre, Gadebridge Lane, Hemel Hempstead

RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROAD (65 HOUSES)

Your application for *full planning permission* dated 08.03.1994 and received on 08.03.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

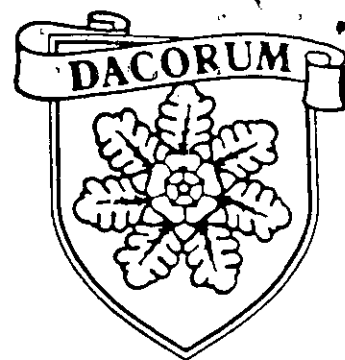
Director of Planning.

Date of Decision: 22.08.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION 4/0338/94

Date of Decision 22.08.1994



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. No development shall be started until there has been submitted to and been 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.

3. 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.

4. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE  
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5. The details required by condition 2 shall include the measures to be taken to protect those trees that are to be retained. Such details shall include the following:
- (a) type of fencing or protective measure to be used, including details of construction;
  - (b) details of any construction and type of surface areas proposed within the crown spread of trees to be retained.

Reason: To ensure adequate protection of trees to be retained.

6. Before any work starts on site such arrangements shall be put in place as have been approved pursuant to conditions (2) and (5) for the protection of all trees on the site which are to be retained. If any tree is accidentally damaged it shall be replaced by an approved species in the first planting season thereafter.

Reason: To ensure adequate protection of trees to be retained and to maintain and enhance visual amenity.

7. Notwithstanding the details indicated on the plans hereby approved the existing Oak tree (T57), shown on the 1:500 scale Land Survey Drawing dated December 1993, shall be retained and shall be adequately protected to the satisfaction of the local planning authority for the duration of the construction of the development.

Reason: To maintain and enhance visual amenity.

8. Before any work starts on site details of a scheme for the management and maintenance of those areas of amenity open space, as indicated on Drawing No. PC 93102/P001/Rev.F, shall be submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

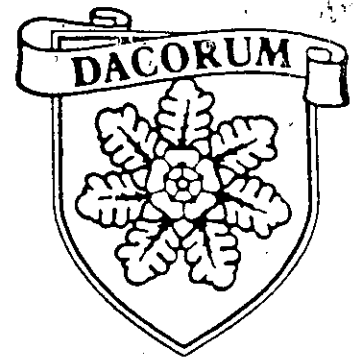
9. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

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CONDITIONS APPLICABLE  
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10. No work shall be commenced on the site until full details have been submitted to and approved by the local planning authority of proposed ground levels and all finished levels in respect of roadworks and dwellings. Such details shall include cross sections in those areas where trees are to be retained, and longitudinal sections through all access roads.

Reason: To ensure proper development of the site.

11. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire - A Design Guide", 1994.

(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.

12. The development hereby permitted shall not be occupied until the sight lines shown on Drawing No. PC 93102/P001/Rev.F shall have been provided, and they shall be maintained at all times thereafter. Within the sight lines there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.

Reason: In the interests of highways safety.

13. The gradient of the house driveways shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highways safety.

14. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

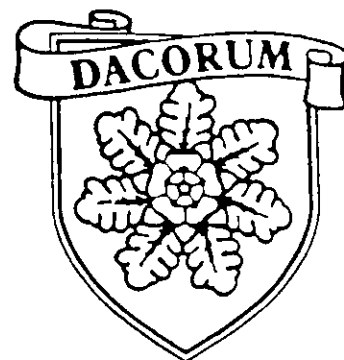
(Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: "Sewers for Adoption - A Design and Construction Guide for Developers").

Reason: To ensure proper drainage of the site.

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CONDITIONS APPLICABLE  
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15. None of the dwellings shall be occupied until sewage disposal and drainage works have been completed in accordance with the submitted plans.

Reason: To ensure proper drainage of the site.

16. Before work is commenced on the development hereby approved, full details shall be submitted to and approved by the local planning authority of the fire path/emergency connection within the site between spur roads 3 and 4 shown on Drawing No. PC 93102/P001/Rev.F. Such details should include surface materials and restraining bollards.

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

17. No development shall take place within the application site, apart from the protection of trees, 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.

18. No houses shall be occupied until the boundary fences and walls shall have been erected in accordance with the details shown on Drawing No. PC 93102/P001/Rev.F.

Reason: To safeguard the residential amenity of the area.

19. All the car parking and garaging shown on Drawing No. PC 93102/P001/Rev.E shall be provided before the occupation of the last house on the development hereby permitted, and, notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any order revoking or re-enacting that Order, there shall be no alterations to the external appearance of any garage hereby permitted without an express grant of planning permission.

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