

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0356/95

Wilcon Homes (Midlands) Ltd
Wilcon House
Salthouse Road
Brackmills

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

DEVELOPMENT ADDRESS AND DESCRIPTION

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Former Kodak Training Centre, Gadebridge Lane, Hemel Hempstead

RESIDENTIAL DEVELOPMENT (MODIFIED LAYOUT) 65 DWELLING AND ACCESS ROADS

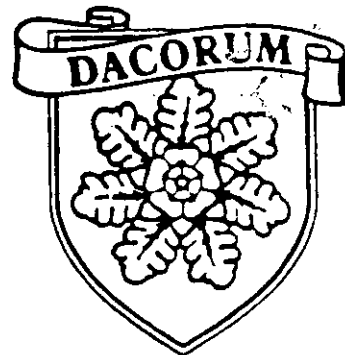
Your application for *full planning permission* dated 21.03.1995 and received on 21.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 24.04.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0356/95

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 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.

3. 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.

4. 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.

5. 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.

6. All the car parking and garaging shown on Drawing No. H561:1 Rev.A 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0356/95

Date of Decision: 24.04.1995

7. This permission relates only to the houses to be constructed on plot Nos. 7, 11, 18, 26, 27, 28, 29, 32, 34, 35, 41, 43, 44, 47, 51, 53, 58 and 59. All other matters concerning the development of the site are governed by Planning Permission No. 4/0338/94 dated 22 August 1994 and the conditions attached thereto.

Reason: For the avoidance of doubt.