

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0383/94

Lovell Partnerships (Southern)Ltd  
47 Upper King Street  
Royston  
Herts  
SG8 9AZ

Vincent & Gorbing Associates  
Sterling Court  
Norton Road  
Stevenage  
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Mountbatten School Site, Redwood Drive/Old Crabtree Lane, Hemel Hempstead

52 HOUSES AND 1 SPECIAL NEEDS COMMUNAL FACILITIES UNIT

Your application for *full planning permission* dated 16.03.1994 and received on 17.03.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

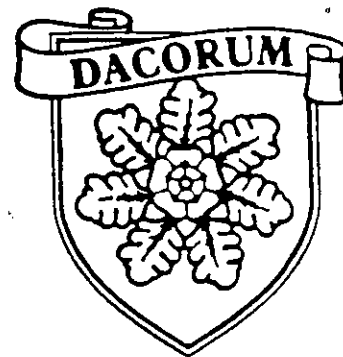
Director of Planning.

Date of Decision: 25.10.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0383/94

Date of Decision: 25.10.1994



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 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.

3. 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.

4. 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.

5. There shall be no vehicular access to the site other than from Redwood Drive.

Reason: To prevent any opportunity for through traffic to go from St Albans Road via Old Crabtree Lane, and to prevent vehicular access to the proposed adjacent open space.

6. No development shall take place until there has been submitted to and approved by the local planning authority full details of the vehicle barriers on the north east and east boundaries of the site.

Reason: To prevent vehicular access to the proposed adjacent open space.

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0383/94 (continued)

Date of Decision: 25.10.1994

7. The vehicle barriers referred to in condition 6 shall be installed prior to first occupation of any dwelling on the site and they shall thereafter be retained.

Reason: To prevent vehicular access to the proposed adjacent open space.

8. The development hereby permitted shall not be occupied until the parking areas shown on drawing no.8066/A100B shall have been provided and marked out. The parking area shall not thereafter be used for any purpose other than parking of vehicles.

Reason: To ensure satisfactory provision of off-street car parking.

9. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1988 (as amended) no garages or car ports shall be erected within 6m of the highway boundary.

Reason: To ensure that there is sufficient hardstanding in front of any garage or car port to allow a vehicle to stand clear of the highway and the garage doors to be opened or closed.