

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0421/95

Bierton Properties
Brambledown Gate
Hudnall Common
Herts

CGB Partnership
Heatherways, Frithsden Copse
Berkhamsted
Herts
HP4 2RQ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of St. Johns Ambulance Site, Bell Lane, Northchurch

RESIDENTIAL DEVELOPMENT OF 7 DWELLINGS & ALTERATIONS TO ACCESS

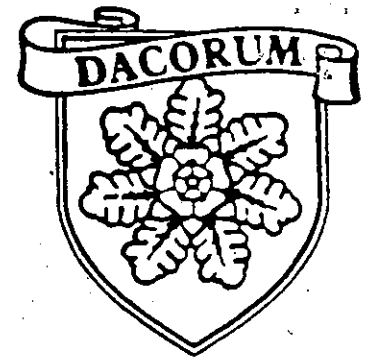
Your application for *outline planning permission* dated 30.03.1995 and received on 31.03.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 07.09.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0421/95

Date of Decision: 07.09.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

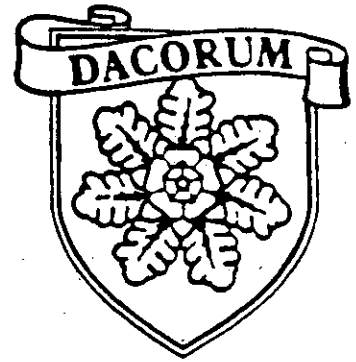
Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation and turning facilities;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers;
- (f) a method statement for the construction of the shared surface access road including details of slope stability tests and provision of passing bay;
- (g) street lighting;
- (h) finished floor levels of proposed buildings.

Reason: To ensure a satisfactory development.





CONDITIONS APPLICABLE
TO APPLICATION: 4/0421/95 (Contd....)

Date of Decision: 07.09.1995

4. The access to the site shall have a minimum width of 4.1 m and shall be capable of accommodating fire appliance vehicles of 12 tons.

Reason: In the interests of highways safety.

5. No work shall commence on the construction of any dwelling until the access shall have been upgraded in accordance with Conditions 2 (f) and 4 of this permission.

Reason: In the interests of highways safety and to ensure satisfactory access for construction vehicles.

6. No work shall be started on the development hereby permitted until samples 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.

7. 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.

8. 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.

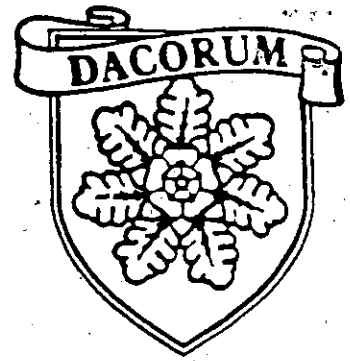
Reason: To maintain and enhance visual amenity.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no development falling within Classes A, B, C, E, F or G of Part I of Schedule 2 to that Order shall be carried out without the prior written approval 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.

Cont...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0421/95 (Contd....)

Date of Decision: 07.09.1995

10. Details submitted in accordance with Condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

