



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0435/91

Hightown Housing Assoc.Ltd
3 St. Mary's Road
Hemel Hempstead
Herts

Bateman Mole Associates
Avenue Lodge
Stratford Road,Buckingham,

MK18 1NY

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land Cornfields/Hanger Cl., Hemel Hempstead,

FIVE SINGLE PERSON FLATS

Your application for *full planning permission* dated 08.03.1991 and received on 03.04.1991 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

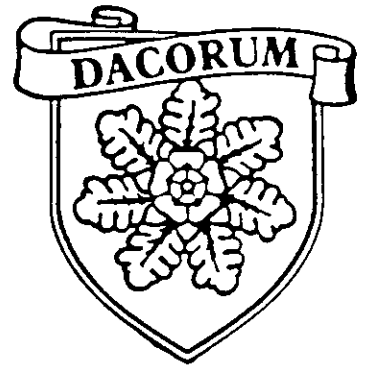
Director of Planning.

Date of Decision: 07.06.1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0435/91

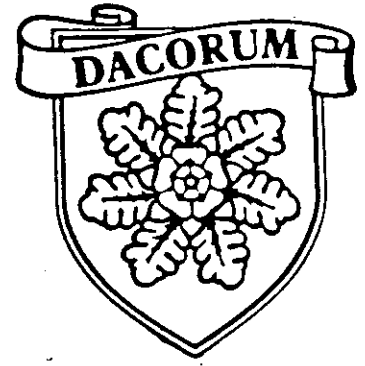
Date of Decision: 07.06.1991



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. 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.
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.
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.
5. 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.
6. A 2.4 m x 2.4 m visibility splay shall be provided each side of the 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.
7. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0435/91, plus Drawing No. 91.04.01 and 91.04.02 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0435/91

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9. Development shall not begin until works for the diversion of the sewers crossing the site shall have been carried out in accordance with details to be submitted to and approved by the local planning authority.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
- 5-7. In the interests of highways safety.
8. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
9. To ensure proper drainage of the site.