

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0461/92

G Walker
Limberlost
Burchetts Green
Maidenhead
Berks

Wm. F Johnson and Partners
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

6-10 Great Road, Hemel Hempstead

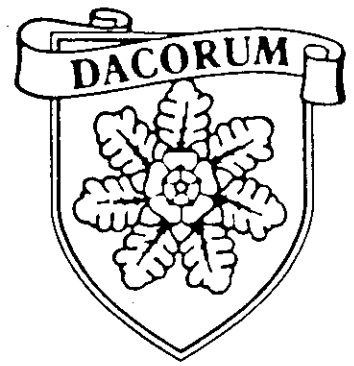
16 ONE BEDROOM FLATS AND ASSOCIATED PARKING (RESUBMISSION) (OUTLINE)

Your application for *outline planning permission* dated 21.04.1992 and received on 21.04.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 04.06.1992

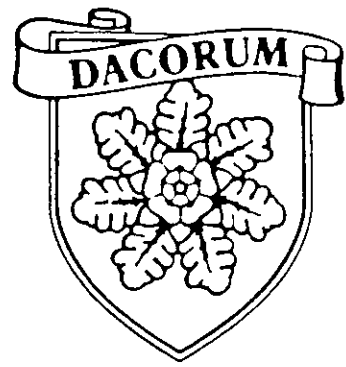
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0461/92

Date of Decision: 04.06.1992

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the building which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
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.
3. Details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crownsread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.
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. No flat hereby permitted shall be occupied until the parking arrangements shown on Drawing No. 92-2080/3/Rev C shall have been provided and the facilities shown shall not be used thereafter otherwise than for the purposes approved.
6. The building hereby permitted shall be two storey, with the roof form shown on Drawing No. 92-2080/2 Rev A, and the development shall be constructed fully in accordance with the site layout shown on Drawing No. 92-2080/3 Rev C.



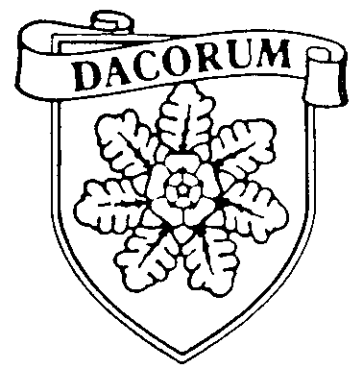
CONDITIONS APPLICABLE
TO APPLICATION: 4/0461/92

Date of Decision: 04.06.1992

7. There shall be no bedroom, kitchen or living room windows formed at first floor level within the flank walls coloured by a yellow line on Drawing No. 92-2080/3/Rev C.
8. The development hereby permitted shall not commence until a drainage strategy including on and off-site works shall have been submitted to and approved by the local planning authority in writing.
9. Sight lines of 2.4m x 90m 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.
10. 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.
11. The new access shall not be brought into use until the existing access to Great Road have been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
12. The kerb radii of the access shall be 10.5m and shall include a pram/wheelchair crossing.

REASONS:

- 1a. In order to comply with s.92 of the Town and Country Planning Act 1990.
- 1b. For the avoidance of doubt as the local planning authority considers that the siting, layout and means of access shown on Drawing No. 92-2080/3 Rev. C indicate how a two storey block of flats can be accommodated on the site in a form which accords with the Council's adopted environmental guidelines and policies of the Development Plan.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
- 3-4. To maintain and enhance visual amenity.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities, ensure that vehicles may enter and leave the site in forward gear and in the interests of highways safety.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0461/92

Date of Decision: 04.06.1992

- 6a. The local planning authority considers that the two storey form of development, incorporating the roof type shown on Drawing No. 92-2080/2 Rev. A and the layout and means of access shown on Drawing No. 92-2080/3 Rev. C is an acceptable form of development on this site, according with the Council's adopted environmental guidelines and policies of the adopted development.
- 6b. For the avoidance of doubt.
- 7. In order to safeguard the existing residential amenity of adjoining development by preventing the loss of privacy as a consequence of overlooking.
- 8. To ensure proper drainage of the site.
- 9-12. In the interests of highways safety.