

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0557/94

Wilton House Ltd
c/o D Kent & Associates
Great Wheelers Barn
The Green
Sarratt
Herts

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
Herts WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
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6-10 Great Road, Hemel Hempstead, Herts

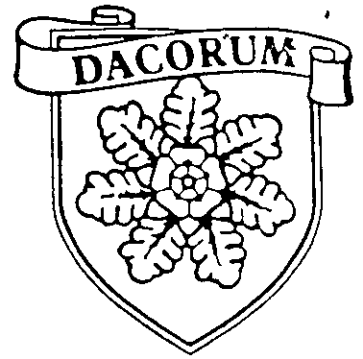
RESIDENTIAL CARE HOME

Your application for *full planning permission* dated 26.04.1994 and received on 26.04.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.06.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0557/94

Date of Decision: 23.06.1994

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. The first floor windows, coloured green on Plan 4/0557/94FL, Drawing No. 428/06, shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

4. 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.

Reason: In the interests of highways safety.

5. Sight lines of 2.4 m x 90 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.

Reason: In the interests of highways safety.

6. The kerb radii of the access shall be 7.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Plan 4/0557/94FL, Drawing No. 428/01, shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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



CONDITIONS APPLICABLE
TO APPLICATION: 4/0557/94

Date of Decision: 23.06.1994

8. The development hereby permitted shall not be brought into use until the existing accesses 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".

Reason: In the interests of highways safety.

9. 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.

10. 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.

11. The existing hedge on the eastern boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity.

12. The development hereby permitted shall only be used as a residential care home for the elderly and shall not be converted to any other use within Class C2 of the Town and Country Planning (Use Classes Order 1987 without the prior written approval of the local planning authority.

Reason: For the avoidance of doubt.