

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0591/92

Crest Homes (Eastern) Ltd
Crest House Mark Road
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

32/34 Alexandra Road, Hemel Hempstead,

ERECTION OF 6 ONE-BEDROOM FLATS, 8 TWO-BEDROOM FLATS AND CAR PARKING

Your application for *full planning permission* dated 15.05.1992 and received on 18.05.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

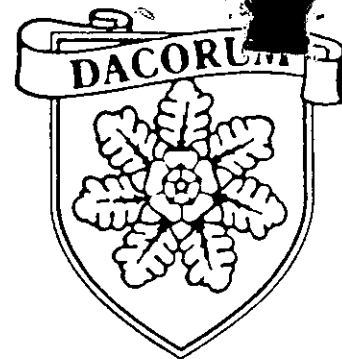
Director of Planning.

Date of Decision: 10.07.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0591/92

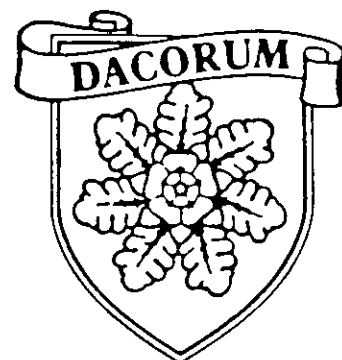
Date of Decision: 10.07.1992



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. 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.
4. 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.
5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 4/0591/92 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
6. All flank wall windows shall be permanently fitted with obscure glazing.
7. The ridge height of the proposed development shall not be more than 1 m above the ridge height of the adjacent property known as 'The Red House' as shown on plan 4/0591/92.
8. All planting, seeding or turving 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.
9. Before any work starts on site, chestnut paling protective fencing shall be erected at the full extent of the canopy of all existing trees which are shown on drawing no. CH209/01/A as being retained. This fencing shall be maintained in position until completion of the building works on the flats, and shall only be removed in order to facilitate construction of the parking area that falls within the tree canopies.

CONDITIONS APPLICABLE
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10. Notwithstanding the details shown on drawing no. CH209/01/A, any parking bays falling within the canopy of the trees referred to in condition 9 shall be constructed of gravel with timber edging. All excavations within these parking bays shall be carried out by hand, and no work shall be started on the construction of these parking bays until completion of the building works on the flats.

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&4. In the interests of highways safety.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. In the interests of amenity.
7. For the avoidance of doubt.
8. To maintain and enhance visual amenity.
- 9&10. To ensure the protection and preservation of the existing trees on the site.