

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0592/92

Depvale Properties Ltd
c/o Poulter & Francis
57 Marlowes Hemel Hempstead
Herts

Robert Crawford Associates
Barn Studio Post Cottage
Lindsell
Great Dunmow
ESSEX

DEVELOPMENT ADDRESS AND DESCRIPTION

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Land at Stratford Way, Hemel Hempstead,

72 TWO-BEDROOM FLATS & PARKING (OUTLINE RESUB)

Your application for *outline 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).

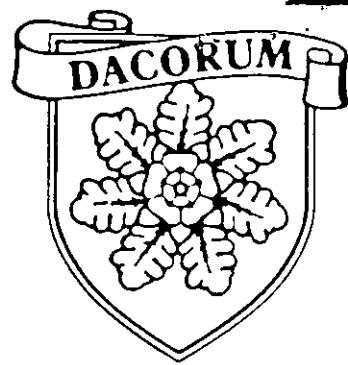
Director of Planning.

Date of Decision: 25.06.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0592/92

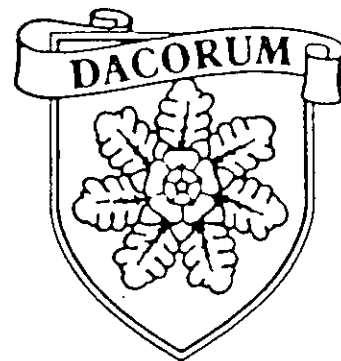
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1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
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, crownspread, 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. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
5. Details submitted in accordance with condition 1 hereof shall include:
 - (a) a survey of the site including levels and natural features;
 - (b) refuse collection and general storage arrangements.
6. No work shall be started on site until detailed proposals for vehicle parking within the curtilage of the site in accordance with guidelines set out in the Dacorum Borough Local Plan shall have been submitted to and approved by the local planning authority. No dwelling shall be occupied until parking provision in accordance with the approved scheme shall have been implemented. The spaces provided shall not thereafter be used for purposes other than the parking of vehicles.
7. Sight lines of 4.5 m x 35 m shall be provided in each direction at the junction of the access road with Stratford Way within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0592/92 (Cont'd)

Date of Decision: 25.06.1992



8. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.
9. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)
10. Before the development commences a scheme for protecting the proposed dwellings from railway noise and vibration shall be submitted to and approved by the local planning authority. The scheme may include provision for barriers, insulation of windows and roofs, aspect of habitable rooms or otherwise as may be agreed by the local planning authority. The scheme as approved shall be implemented prior to the occupation of dwellings.
11. Before development commences the applicant shall submit the results of a comprehensive specialist survey of the site to establish:
 - (a) The presence or otherwise of toxic, noxious or explosive substances (including gases) in the topsoil and subsoil and, if present, their quantities and location;
 - (b) whether, and if so, what measures are necessary to protect any dwellings built on the site, including underground services which may be provided, and to protect any occupiers from any contamination so found.
12. Before the development commences, a scheme for nullifying the adverse effects of any land contamination identified in Condition 11 above shall be submitted to and approved by the local planning authority. Any such scheme as may be approved shall be implemented prior to occupation of any dwelling.
13. No development shall be commenced in pursuance of the permission hereby granted unless and until the Kings Langley and Hemel Hempstead bypass and link road (implemented under authorisation granted by the A41 London-Birmingham Trunk Road Order 1990) shall have been completed and made available for public use.
14. Facilities shall be made available on site to the satisfaction of the local planning authority for wheel washing of vehicles leaving the site at all times whilst construction works are carried out.



CONDITIONS APPLICABLE
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15. Before the development hereby permitted is occupied details of a security system designed to ensure the protection of the underground parking area shall be submitted to and approved by the local planning authority. Such a system as is approved shall be installed and be operational within six months of first occupation of the development.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
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 a satisfactory development.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 7-8 In the interests of highways safety.
9. To ensure the safe, economic, durable, attractive and proper development of the estate.
10. To ensure an adequate standard of sound attenuation.
- 11-12 In the interests of public health and safety.
- 13-14 In the interests of highways safety.
15. In order to ensure adequate protection of private property.