

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0596/95

Aldwyck Housing Association  
Upper George Street  
Luton  
Beds

MEPK Architects  
19 John Street  
London  
WC1N 2EA

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

15 Tile Kiln Lane, Hemel Hempstead, Herts

DEMOLITION OF DWELLING AND ERECTION OF 2 HOUSES (RESUBMISSION)

Your application for *full planning permission* dated 10.05.1995 and received on 11.05.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

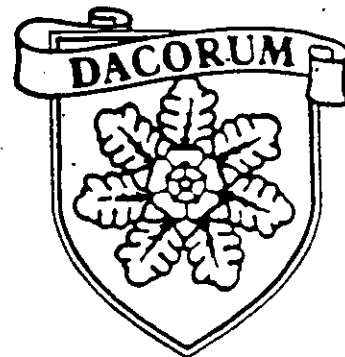
Date of Decision: 10.07.1995

(encs: - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0596/95

Date of Decision: 10.07.1995



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 developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

4. ✓ Sight lines of 2.4m x 35m 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.

5. ✓ The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 5A LA Ref.4/0596/95FL 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

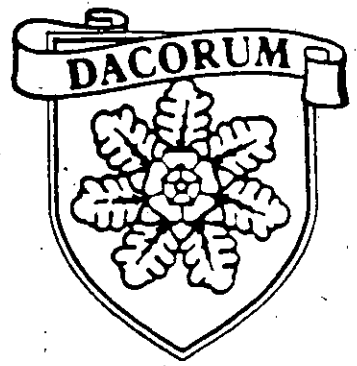
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no doors, windows or other openings shall be formed in the north-east elevation of the house on Plot 1 without the prior written permission of the local planning authority.

Reason: In the interests of the amenity of the occupants of 17 Tile Kiln Lane.

Continued.....





CONDITIONS APPLICABLE  
TO APPLICATION: 4/0596/95

Date of Decision: 10.07.1995

(continued)

8. ✓ The development hereby permitted shall not be occupied until the boundary treatment shown on Drawing No.5A LA Ref.4/0596/95FL shall have been provided.

Reasons: To ensure a satisfactory appearance and in the interests of amenity.

9. Prior to the commencement of any work on site, including the demolition of existing buildings, protective fencing shall be erected at the edge of the crown spread of the Walnut tree coloured yellow on Drawing No.5A (LA Ref.4/0596/95FL). The protective fencing shall comprise chestnut pale fencing on scaffolding framework, with uprights driven well into the ground and additional bracing as required, in accordance with BS.5837:1991. Once erected the fencing shall not be removed or altered until the completion of the development unless otherwise agreed in writing by the local planning authority.

Reason: To protect the Walnut tree, which has considerable public amenity value, during the course of the development.

