



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0626/91

IDC Property Investments  
C/o Amec Properties Ltd  
7 Baker Street  
London  
N1A 1AB

Fairclough Homes Ltd  
Fairclough Hse. Church St.  
Ware  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

46-56 Alexandra Road, Hemel Hempstead,

TWENTY SIX FLATS, ASSOCIATED CAR PARKING, ACCESS AND ANCILLARY WORKS

Your application for *full planning permission* dated 10.05.1991 and received on 10.05.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 27.08.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0626/91

Date of Decision: 27.08.1991

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. 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.
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. 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.
6. The details required by condition 5 for the protection of the horse chestnut tree in the south west corner of the site shall include a framework of scaffolding 2.4 m high faced with exterior plyboard and there shall be no storage of materials or other uses of the land within the protective framework during construction.
7. 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.
8. Sight lines of 4.5 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.



CONDITIONS APPLICABLE  
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9. The kerb radii of the access shall be 4.5 m and shall include a pram/wheelchair crossing.
10. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway and shall not exceed 1 in 10 elsewhere.
11. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0626/91 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
12. Parking spaces nos. 34-39 indicated on drawing no. W/HD/06 A shall be surfaced in a permeable material and shall be submitted for approval prior to the commencement of works.
13. Any excavations required within the crown spread of the preserved tree shall be carried out by hand.
14. There shall be no edging kerb within the crown spread of the preserved tree.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
- 3-5. To maintain and enhance visual amenity.
6. To safeguard a tree the subject of a Tree Preservation Order.
- 7-10. In the interests of highways safety.
11. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- 12-14. To safeguard a tree the subject of a Tree Preservation Order.