

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0734/95

Beechwood Homes Ltd
131 Belswains Lane
Hemel Hempstead
Herts

Technical Design Partnership
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land rear of 7 Box Lane, Hemel Hempstead
EIGHT DETACHED DWELLINGS AND ACCESS ROAD

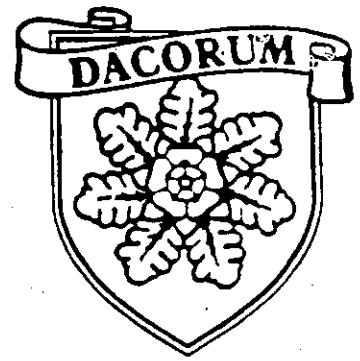
Your application for *outline planning permission* dated and received on 08.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 03.08.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0734/95

Date of Decision: 03.08.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design and external appearance of the buildings and landscaping thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) boundary treatment;
 - (c) construction of drains and sewers.

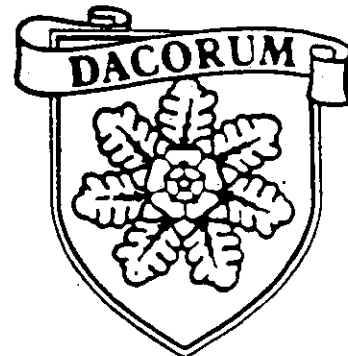
Reasons: (a) In the interests of amenity.
(b) To maintain and enhance visual amenity.
(c) To safeguard the residential amenity of the area.
(d) To ensure proper drainage of the site.
(e) For the avoidance of doubt.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0734/95

Date of Decision: 03.08.1995



(continued)

4. The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 22 June 1995 for 8 Detached houses and Access (Outline) at land at and to the rear of "Laurel Bark", Felden Lane, Hemel Hempstead (Ref: 4/0277/950L) is at any time implemented. No part of application 4/0277/950L shall be implemented if any part of the development hereby permitted is implemented.

Reason: The permission is an alternative to planning permission 4/0277/95. The implementation of 4/0277/95 and this permission will be to the detriment of the residential amenity of the area and highway safety.

5. Details of the ground floor levels of the buildings in relation to existing/proposed highways shall be submitted to and approved by the local planning authority before development is commenced, and in particular these details shall include existing levels and the proposed levels of buildings and roadside footpaths in relation to Loxwood Close and 39 Beechwood Park, shown on the approved plan. The development shall be carried out fully in accordance with the details of the approved levels and the gradient of the proposed access road shall not exceed 7%.

Reasons: (a) To safeguard the residential amenity of the area.
(b) For the avoidance of doubt.

6. The developer shall construct the junction of the vehicular access onto Beechwood Park as shown on Drawing No. 00845 SK 06 B to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and no dwellinghouse shall be occupied until the access is so constructed and, with the exception of the western side of the access of Plot 6A, a 2.4 m x 2.4 m visibility splay shall be provided each side of the access to each dwellinghouse, measured from the back edge of the carriageway into each driveway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

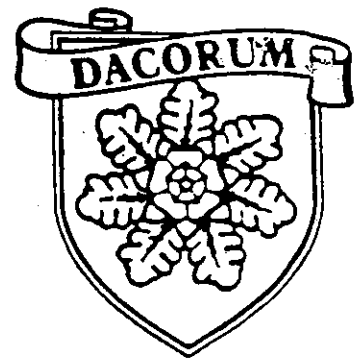
Reason: In the interests of highways safety.

7. No dwellinghouse hereby permitted shall be occupied until the roadway, access, turning head, unassigned parking bays, footpath, and vehicular accesses to it as shown on Drawing No. 0845 SK6 06 B shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reasons: (a) In the interests of highways safety.
(b) For the avoidance of doubt.
(c) To ensure a satisfactory development.

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CONDITIONS APPLICABLE
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(continued)

8. The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Roads in Hertfordshire and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.

(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 and include standard lining of the road at the junction of Beechwood Park and Loxwood Close).

Reasons: (a) In the interests of highways safety.
(b) To ensure a satisfactory development.
(c) To ensure the safe, economic, durable, attractive and proper development of the estate.
(d) In the interests of crime prevention.

9. None of the houses hereby permitted shall be occupied and the road and footpath shown on the approved plans shall not be brought into use until all the fencing and walls that form part of the approved boundary treatment submitted under Condition 3 shall have been fully provided in accordance with the approved scheme and this boundary treatment shall thereafter be retained at all times.

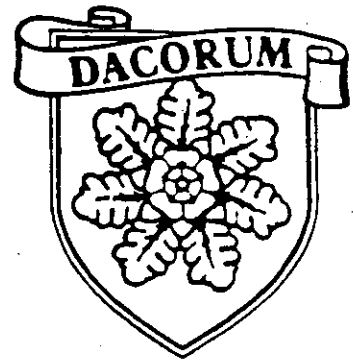
Reasons: (a) To safeguard the residential amenity of the area.
(b) To maintain and enhance visual amenity.
(c) For the avoidance of doubt.
(d) In the interests of crime prevention.

10. Notwithstanding the provisions of Condition 3, the boundary treatment for the boundary between the site and Boxmoor House School and 2 Loxwood Close coloured yellow on Drawing No. 0845 SK06 shall comprise a 4 m high galvanised chain link fence on the site boundary, with a 2 m high close boarded fence within the application site and at a distance of 1 m from the chain link fence, with landscaping provided between the two fences. Both the fences and the landscaping along this boundary shall be provided before any work starts on the construction of any of the houses hereby permitted.

Reasons: (a) To safeguard the residential amenity of the area.
(b) To maintain and enhance visual amenity.
(c) For the avoidance of doubt.
(d) In the interests of crime prevention.

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CONDITIONS APPLICABLE
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(continued)

11. Details submitted in accordance with Condition 1 shall include protective fencing in relation to the retained preserved trees subject to TPO 239 and the existing retained trees and hedges along the boundaries of the application site, as identified in orange hatching on Drawing No. 0845 SK06 B.

Reason: To safeguard preserved trees and other vegetation at the site.

12. 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.

13. All the dwellinghouses shall feature hipped roofs in accordance with the details shown on Drawing No. 0845 SK06 B and all the dwellinghouses shall be served by off-street curtilage parking in accordance with the standards adopted by the local planning authority.

Reasons: (a) In the interests of the appeal of the locality.
(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
(c) In the interests of highways safety.
(d) For the avoidance of doubt.

14. 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 buildings 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, ensuring the adequate provision of curtilage parking.

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CONDITIONS APPLICABLE
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(continued)

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no development within the curtilages of the dwellinghouses on Plots 1 and 2 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 safeguarding the existing preserved trees at the site.

16. Before any development is commenced, full details of a scheme for the management and maintenance of areas hatched yellow on Plan No. 0845 SK06 B shall be submitted to and approved by the local planning authority.

Reason: (a) To maintain and enhance visual amenity.

(b) To safeguard the residential amenity of the area.

(c) For the avoidance of doubt.

17. This permission does not extend to the provision of a vehicular access between the site and Felden Lane.

Reason: (a) In the interests of highways safety.

(b) To safeguard the residential amenity of the area.

(c) For the avoidance of doubt.

18. No development shall take place within any part of the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

