

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0770/94

Gade Investments Ltd
39 Queensway
Hemel Hempstead
Herts

Johnson & Partners
39a High Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Piccotts End Mill, Piccotts End, Hemel Hempstead

RESIDENTIAL DEVELOPMENT: 20 DWELLINGS (INCLUDING REBUILT MILL) ACCESS ROAD AND PARKING

Your application for *outline planning permission* dated 06.06.1994 and received on 08.06.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

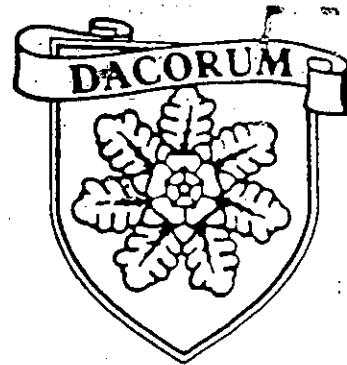
Date of Decision: 31.05.1995

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/0770/94

Date of Decision: 31.05.1995



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.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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. No new dwellings on the site shall be occupied until all works of refurbishment of the Mill House, together with the reconstruction of the Mill building, shall have been carried out and substantially completed to the satisfaction of the local planning authority.

Reason: For the avoidance of doubt and to ensure satisfactory redevelopment of the site and the rehabilitation of existing Listed Buildings.

4. No development shall take place within the application 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.

5. Works including and associated with the diversion of the River Gade shall be substantially completed prior to the commencement of new development.

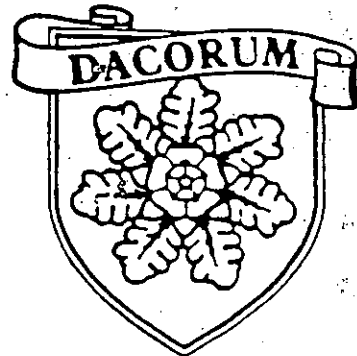
Reason: To ensure proper drainage of the site and to safeguard the interests of the National Rivers Authority.

Continued



CONDITIONS APPLICABLE
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6. A boundary hedge along the top of the north-east bank of the River Gade at the rear of plots 1-5 on the approved plan, comprising native species only, shall be established in accordance with details to be submitted to and agreed by the local planning authority in consultation with the National Rivers Authority before the development commences.

Reason: To ensure proper drainage of the site and to safeguard the interests of the National Rivers Authority.

7. The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved by the local planning authority in consultation with the National Rivers Authority before the development commences.

Reason: To ensure proper drainage of the site.

8. Before any work starts on the site details of arrangements for the protection of all trees on this site which are to be retained shall be submitted to and approved by the local planning authority.

Reason: To maintain and enhance visual amenity.

9. Details of access arrangements to be submitted in respect of Condition 1 shall include full details of any new bridge to be constructed over the River Gade following diversion of the water course.

Reason: To ensure a satisfactory development.

10. No surface water shall be discharged to underground strata.

Reason: To ensure proper drainage of the site.

11. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To ensure proper drainage of the site.

12. Before water from car parking areas is discharged into the surface water drainage system it should be passed through a suitable oil/grit interceptor the design of which shall be submitted to and approved by the local planning authority in consultation with the National Rivers Authority.

Reason: To ensure proper drainage of the site.

13. The outlet from the oil interceptor shall be provided with a cut off valve to prevent flow.

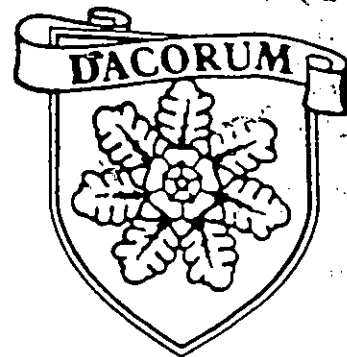
Reason: To ensure proper drainage of the site.

Continued



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14. Before the development hereby permitted is occupied investigations shall be carried out in conjunction with the National Rivers Authority as to the feasibility of providing a continuity of flow from the River Gade to the old river course and thereafter appropriate measures carried out as may be agreed.

Reason: To ensure proper drainage of the site.

15. The development hereby permitted shall not be occupied until the necessary Orders have been confirmed to secure the re-classification of the BOAT linking Piccotts End to Leighton Buzzard Road to that of a bridleway.

Reason: In the interests of highways safety.

