

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0780/92

Mr Edmonds  
Ethylwin, Buncefield Lane  
Hemel Hempstead  
Herts

Mr N A Johnson  
37 Storey Street  
Hemel Hempstead  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Ethylwin, Buncefield Lane, Hemel Hempstead

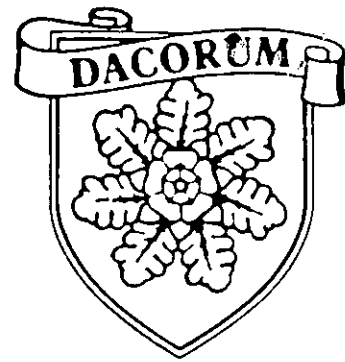
RESIDENTIAL DEVELOPMENT 10-FLATS ACCESS & CAR PARKING (RENEWAL)

Your application for *outline planning permission* dated 22.06.1992 and received on 23.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 13.08.1992

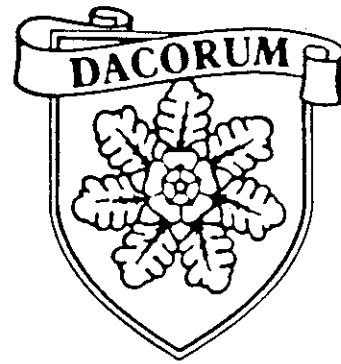
(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0780/92

Date of Decision: 13.08.1992

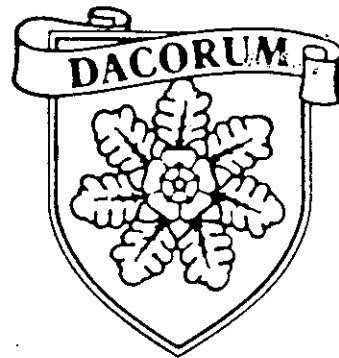
1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in 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 hereof shall include:-
  - (a) a survey of the site including levels, natural features, trees and hedges;
  - (b) garaging, parking, circulation, loading and unloading facilities;
  - (c) refuse collection and general storage arrangements;
  - (d) boundary treatment;
  - (e) construction of drains and sewers.
4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 1 hereof shall have been provided.
5. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 1 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.



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6. 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.
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. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 1 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
9. Sight lines of 2.4 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.
10. There shall be no windows serving habitable rooms inserted in the north elevation of the development hereby permitted.
11. No part of any building shall be constructed within 60 m of the edge of the nearest tank bund at Shell UK Oil Ltd, Buncefield Lane.



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**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 ensure a satisfactory development.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. To maintain and enhance visual amenity.
- 7-9. In the interests of highways safety.
10. So as not to prejudice any future development of the adjoining land and for the avoidance of doubt.
11. In the interests of safety.