

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0918/95

Hemel Hempstead Property Co
c/o Derek Kent Associates
Great Wheelers Barn
The Green
Sarratt
Herts

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
WD3 6BJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land rear of 7 Box Lane, Hemel Hempstead

RESIDENTIAL DEVELOPMENT (FOUR HOUSES) OUTLINE

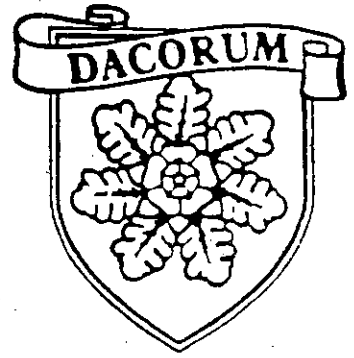
Your application for *outline planning permission* dated 17.07.1995 and received on 18.07.1995 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning

Date of Decision: 15.02.1996

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0918/95

Date of Decision: 15.02.1996

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:
 - (a) The expiration of a period of five years commencing on the date of this Notice.
 - (b) 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 existing and proposed levels, natural features, trees and hedges;
 - (b) boundary treatment;
 - (c) construction of drains and sewers.

Reasons:

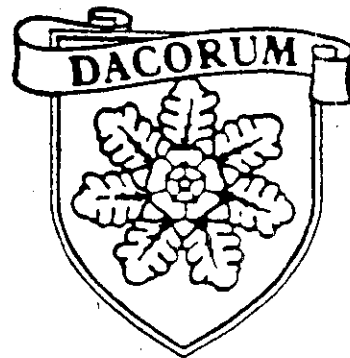
- (a) In the interests of amenity.
- (b) To maintain and enhance visual amenity.
- (c) To safeguard the residential amenity of the area.
- (d) To ensure proper drainage of the site.
- (e) For the avoidance of doubt.

/Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/0918/95

Date of Decision: 15.02.1996



4. No dwellinghouse hereby permitted shall be occupied until the section of roadway, footpath, turning head, parking bays, speed table, vehicular accesses and driveways, as hatched yellow on Drawing No. 404/18, shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and thereafter permanently retained for the approved purposes.

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

5. The development shall at all times only be served by the vehicular access from Felden Lane subject to Conditions 6, 7 and 9 of planning permission 4/0277/950L dated 22 June 1995.

Reasons: (a) In the interests of highways safety.
(b) For the avoidance of doubt.

6. The development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 3 August 1995 for Eight Detached Houses and Access (Outline) under reference 4/0734/95 is at any time implemented.

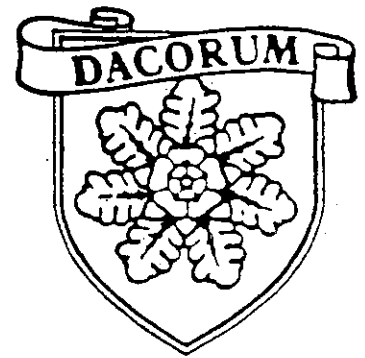
Reason: For the avoidance of doubt as the local planning authority has approved the development on the basis of forming part of the layout subject to planning permission 4/0277/950L and not planning permission 4/0734/95.

7. 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.

/Continued...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0918/95

Date of Decision: 15.02.1996

8. Details submitted in accordance with Condition 1 shall include protective fencing in relation to the existing retained trees and hedges along the boundaries of the application site, as identified in orange hatching on Drawing No. 404/18.

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

9. 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.

10. All the dwellinghouses shall feature hipped roofs in accordance with the details shown on Drawing No. 404/18 and all the dwellinghouses shall be served by off-street curtilage parking in accordance with the standards adopted by the local planning authority.

Reasons:

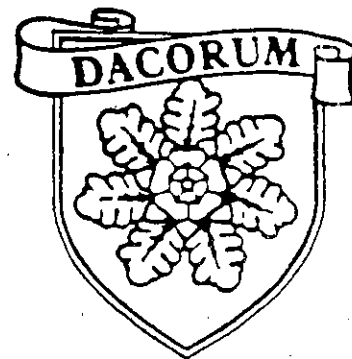
- (a) In the interests of the appearance of the locality.
- (b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (c) In the interests of highways safety.
- (d) For the avoidance of doubt.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 any amendments thereto, there shall be no additions to the integral garages of the dwellinghouses on Plots 9, 10 and 12 and detached garage on Plot 11 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 permanently providing an adequate level of curtilage parking, visual and residential amenity.

/Continued...





CONDITIONS APPLICABLE
TO APPLICATION: 4/0918/95

Date of Decision: 15.02.1996

12. There shall be no windows formed within the northern flank wall of the dwellinghouse on Plot 12, unless permanently fitted with obscure glass and of a non-openable type, unless alternative details are submitted to and approved by the local planning authority.

Reason: To permanently safeguard the residential amenity of 5 Box Lane.

13. Before any development is commenced, full details of a scheme for the management and maintenance of areas hatched yellow on Plan No. 404/18 shall be submitted to and approved by the local planning authority.

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

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

(c) For the avoidance of doubt.

14. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds.

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

15. No development shall take place until the fence indicated by the green line on Drawing No. 404/18 shall have been erected. This fence shall be retained until the completion of the development, and no works or storage of equipment, materials or any other matter shall take place within the area inside that fence without the approval in writing of the local planning authority.

Reason: In order to protect the area of archaeological interest.

