



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1032/91

N P S Builders Ltd
Longwood
Sheethanger Lane
HEMEL HEMPSTEAD
Herts

A E King
24 Lincoln Court
Charles Street
Berkhamsted
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent to 1 Mariner Way, Hemel Hempstead

THREE FLATS

Your application for *planning permission* dated 24.07.1991 and received on 24.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 09.09.1991

(encs. - Conditions and Notes).

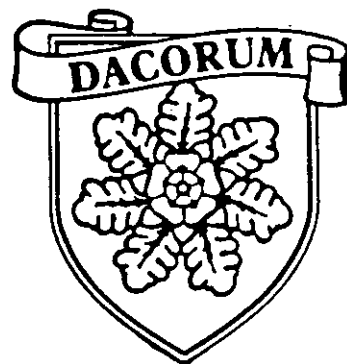


CONDITIONS APPLICABLE
TO APPLICATION: 4/1032/91

Date of Decision: 09.09.1991

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. The materials used externally shall match in colour and texture those of 1 Mariner Way.
3. No flat hereby permitted shall be occupied until the parking arrangements and two vehicular accesses shown on Drawing Number MW100A shall have been provided and thereafter the parking spaces shall not be used for any purpose other than for the parking of vehicles.
4. The developer shall construct the crossovers 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.
5. Visibility splays measuring 2.4m x 2.4m shall be provided to each side of both vehicular accesses shown on Drawing Number MW100A and within these splays there shall be no obstruction to visibility between 600mm and 2.0m above footway level.
6. Sight lines for both vehicular accesses of 2.4m x 35m 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.
7. Development shall not begin until drainage works to protect the public sewer crossing the site shall have been carried out in accordance with details to be submitted to and approved by the local planning authority.
8. Sections of the existing hedge on the southern boundary of the site and identified on Drawing Number MW100A shall be protected during the period of construction and such part or parts of the hedge as become damaged or destroyed shall be replaced within the planting season following the completion of the development.
9. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing Number MW100A 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.

REASONS FOR CONDITIONS APPLICABLE
TO APPLICATION: 4/1032/91



Reasons:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. In the interests of the appearance of the development within the street scene.
3. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
4. In the interests of highways safety.
5. In the interests of highways safety.
6. In the interests of highways safety.
7. To ensure proper drainage of the site.
8. In the interests of the visual amenity of the street scene.
9. In the interests of the visual amenity of the street scene.