

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1034/94

Hightown Housing Association  
3 St Mary's Road  
Hemel Hempstead  
Herts

Bateman Mole Associates  
Avenue Lodge  
Stratford Road  
Bucks  
MK18 1NY

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land adj 42 Anchor Lane & Rear of 62 to 100 Beechfield Road, Hemel Hempstead

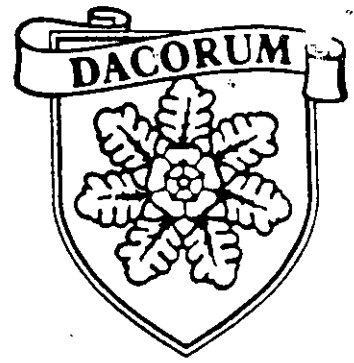
RESIDENTIAL DEVELOPMENT 12 DWELLINGS AND ASSOCIATED CAR PARKING

Your application for *full planning permission* dated 03.08.1994 and received on 05.08.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 24.11.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1034/94

Date of Decision: 24.11.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

3. 2.4 m x 2.4 m visibility splays shall be provided on each side of all driveways, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.

Reason: In the interests of highways safety.

4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 93:05 08 LA ref 4/1034/94FL shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

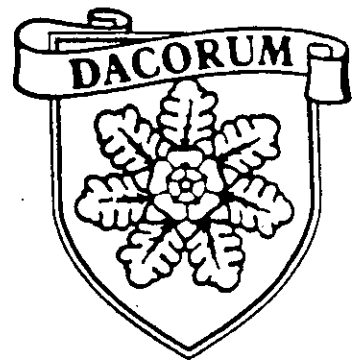
Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

5. The turning head shown on plan 93:05 08 shall be laid out to comply with figure 48 of "Roads in Hertfordshire A Design Guide" and the development hereby permitted shall not be occupied until this turning space shall have been provided.

Reason: To ensure that vehicles may enter and leave the site in forward gear.

6. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1034/94

Date of Decision: 24.11.1994

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

8. 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.

9. No work shall be started on the development hereby permitted until details of boundary treatment shall have been submitted to and approved by the local planning authority and the development hereby permitted shall not be occupied until the approved boundary treatment has been provided.

Reason: To ensure a satisfactory development and in the interests of amenity.