

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1043/95

Aldwyck Housing Association  
Aldwyck House  
Upper George Street  
Luton  
Beds

Mepk Architects  
19 John Street  
London  
WC1N 2EA

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land Adj 1 Astley Road, Hemel Hempstead, Herts

ERECTION OF TWO SEMI-DETACHED HOUSES

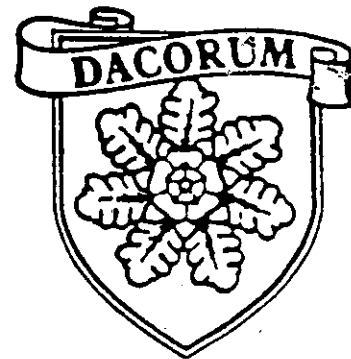
Your application for *full planning permission* dated 24.07.1995 and received on 15.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 09.11.1995

(encs. - Conditions and Notes)





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1043/95

Date of Decision: 09.11.1995

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. 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.

3. 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.

4. 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.

5. Before development is commenced, full details of a scheme for the management and maintenance of areas hatched green on Plan No. 4/1043/95 shall be submitted to and approved by the local planning authority.

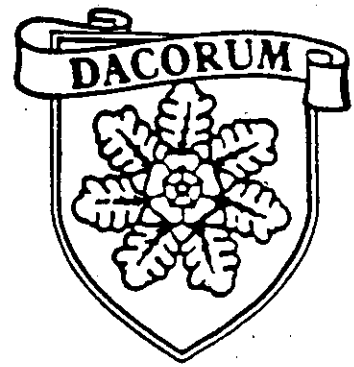
Reason: To ensure the satisfactory management of these amenities.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan No. 4/1043/95 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.

Continued





CONDITIONS APPLICABLE  
TO APPLICATION: 4/1043/95

Date of Decision: 09.11.1995

7. Before the commencement of the development hereby approved full details of existing proposed ground floor levels shall be submitted to and approved by the local planning authority and this shall include details of any retaining walls required and fencing around the site.

Reason: In the interests of highway safety and visual amenity.

8. Demolition of the existing garage within the application site shall not take place until details of an alternative Warden car parking space shall have been submitted to and approved by the local planning authority.

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

9. The windows in the first floor side elevations of the dwellings hereby permitted shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

10. There shall be no further windows inserted within the dwellings hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted 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 residential and visual amenity.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no garages shall be erected.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

