

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1043/96

Paddington Churches Housing
Association, Oaklands House
Old Oak Common Lane
London
NW10 6DU

Vincent & Gorbing Associates
Sterling Court
Norton Road, Stevenage
Herts
SG1 2JY

DEVELOPMENT ADDRESS AND DESCRIPTION

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Ex Belswains Junior School, Oliver Road, Hemel Hempstead, Herts

58 RESIDENTIAL UNITS INCLUDING 52 GENERAL NEEDS HOUSING AND 6 SPECIAL NEEDS UNITS

Your application for *full planning permission* dated 14.08.1996 and received on 15.08.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 20.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1043/96

Date of Decision: 20.11.1996

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. The proposed development shall be constructed in accordance with the sectional drawings and proposed levels submitted with application 4/1043/96, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory development and to safeguard the residential amenity of the area.

4. The existing hedge on the south east and south west boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development. The hedge shall not be cut back or trimmed without the prior written approval of the local planning authority.

Reason: To maintain and enhance visual amenity.

5. Full details of the type and position of protective fencing shall be submitted to and approved by the local planning authority prior to the commencement of construction works.

Reason: To maintain and enhance visual amenity.

6. 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.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1043/96

Date of Decision: 20.11.1996



(continued)

7. 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.

8. Notwithstanding the details indicted on approved plans, full details of the type and position of fencing and boundary treatment shall be submitted to and approved by the local planning authority prior to the commencement of development. The details as approved shall be provided prior to the occupation of any dwellinghouse.

Reason: To maintain and enhance visual amenity.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no garages or other structures shall be erected within the curtilage of the dwellings hereby permitted without the prior written approval 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.

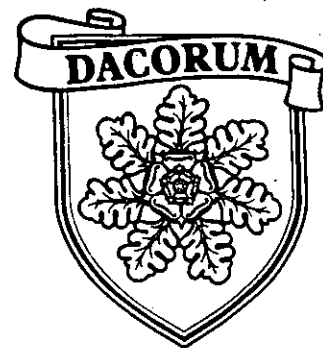
10. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse without the prior written approval of the local planning authority.

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

11. Notwithstanding the details submitted with application 4/1043/96FL the development shall not begin until drainage works shall have been carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure proper drainage of the site.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1043/96

Date of Decision: 20.11.1996

(continued)

12. None of the dwellings shall be occupied until works for the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details which shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure proper drainage of the site.

13. Prior to the commencement of development details of the play equipment and fencing around the Toddlers Play Area shall be submitted to and approved by the local planning authority.

Reason: For the avoidance of doubt and to ensure the satisfactory management of these amenities.

14. Before the occupation of any dwellings hereby permitted the proposed surface improvements to Footpath 64A as indicated on the approved plans shall be carried out.

Reason: In the interests of public safety and visual amenity and to ensure a satisfactory development.

15. The garden levels shall be constructed in accordance with the details shown on Drawing No.958/25/SK04 Option A.

Reason: To ensure a satisfactory development.

16. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

17. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

18. The footway link which runs along the eastern side of Plot 15 shall be constructed to adoptable standard with full street lighting.

Reason: In the interests of security.

19. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan No.4/1043/96FL 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.