

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1080/95

Chiltern Hundreds Housing
Association
24 London Road West
Amersham
Bucks

Cherry & Parry Design Build Ltd
146 Station Road
Amersham
Bucks
HP6 5DW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

6 St Agnells Lane, Hemel Hempstead

SIX DWELLINGHOUSES, ASSOCIATED CAR PARKING & VEHICULAR ACCESS

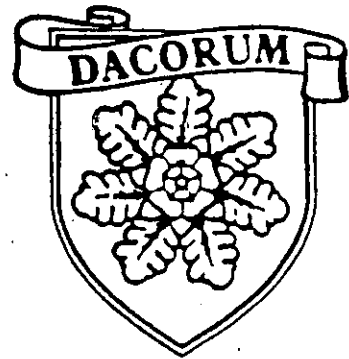
Your application for *full planning permission* dated 21.08.1995 and received on 22.08.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet.

Director of Planning.

Date of Decision: 13.10.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/1080/95

Date of Decision: 13.10.95

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 development hereby permitted shall not be carried out and this permission shall become of no effect, if the permission granted on 19.01.1995 for 10 one-bedroom flats at 6 St Agnells Lane, Hemel Hempstead (Ref: 4/1463/940L) is at any time implemented.

Reason: In the interests of highways safety.

3. The materials used for the development hereby permitted shall be:

(a) Tarmac Red Stock Facing Red Mixture Bricks;

(b) Redland Mini Stonewold Farmhouse Red No. 39 Roof Tiles;

unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

4. 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.

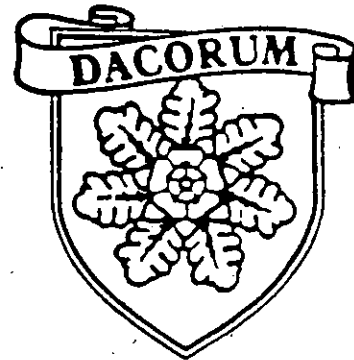
Reason: In the interests of highways safety.

5. No dwellinghouse hereby permitted shall be occupied until the parking arrangements and vehicular access shown on Drawing No. 572/01 shall have been provided and the parking spaces 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 and for the avoidance of doubt.

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CONDITIONS APPLICABLE
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6. Parking spaces Nos. 5A1 and SA2 shall at all times be made available for the occupiers of St Agnells Court and details of the signage to be provided to show this shall be submitted to and approved by the local planning authority before the commencement of the development.

Reason: (a) The approved scheme involves the provision of a vehicular access which is through an existing parking area. In order to ensure that the loss of this parking area is compensated, and available for existing development at all times, parking spaces Nos. 7 and 8 must always be available to St Agnells Court.

(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. No dwellinghouse shall be brought into use until the existing access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire".

Reason: In the interests of highways safety and for the avoidance of doubt.

8. Notwithstanding the details shown on Drawing Nos. 572/01 and 572/03A there shall be no development within the area hatched yellow unless otherwise approved in writing by the local planning authority.

Reason: In order to safeguard highway rights.

9. 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 building(s) hereby permitted without the express written permission of the local planning authority.

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

(b) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

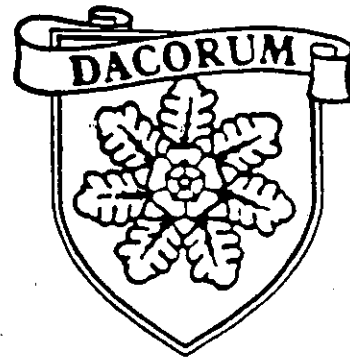
(c) To safeguard the residential amenity of the area, in particular No. 16 St Agnells Court.

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CONDITIONS APPLICABLE
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10. There shall at no time be an increase in the number of habitable rooms of any of the dwellinghouses hereby permitted unless otherwise agreed by the local planning authority.

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

11. The existing fencing between Points 'A' and 'B' and 'C' and 'D' shall be permanently retained and within one month of the date of this permission a detailed scheme of landscaping showing details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows and all details of fencing.

Reason: In the interests of residential and visual amenity.

12. 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.

13. All fencing approved under condition 10 shall be installed prior to the first occupation of any of the dwellinghouses hereby permitted and thereafter shall be permanently retained.

Reason: In the interests of residential and visual amenity.

