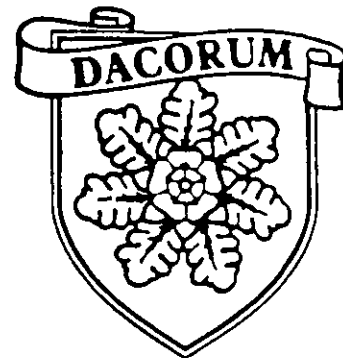




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1082/94

A Thorne & Mrs N Thorne
20 Chipperfield Road
Hemel Hempstead
Herts

Johnson and Partners
39a High Street
Hemel Hempstead
Herts
HP1 3AA

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Thornes Coal Yard, St Johns Road, Hemel Hempstead

ERECTION OF 23 DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated 17.08.1994 and received on 18.08.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet).

Director of Planning.

Date of Decision: 21.10.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1082/94

Date of Decision: 21.10.1994



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation, loading and unloading facilities;
- (c) refuse collection and general storage arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

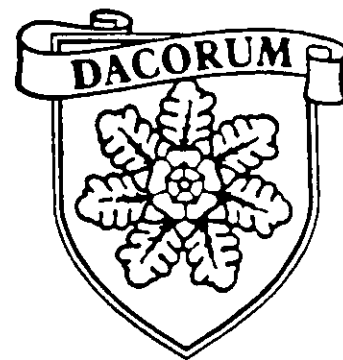
Reason: To ensure a satisfactory development.

4. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

/Continued...

CONDITIONS APPLICABLE
TO APPLICATION: 4/1082/94



Date of Decision: 21.10.1994

5. Details of boundary treatment of the site shall be provided and approved before any development commences.

Reason: To ensure a satisfactory development.

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 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.

7. Sight lines of 4.5 m x 70 m shall be provided in each direction at the junction of the access road with St John's Road within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

8. Before development commences a soil survey and report shall be submitted to and approved by the local planning authority indicating both the extent of contamination by hazardous substances and the measures necessary to ensure alleviation. Such measures as may be required by the local planning authority shall be carried out prior to the occupation of the dwellings hereby permitted.

Reason: In the interests of public health and amenity.