

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1109/91

Chipperfield Land Co Ltd
Kings Works, Kings Lane
Chipperfield
Herts

Collett Design
17 Collett Road
HEMEL HEMPSTEAD
Herts
HP1 1HY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj. 352 Chambersbury Lane, Hemel Hempstead.

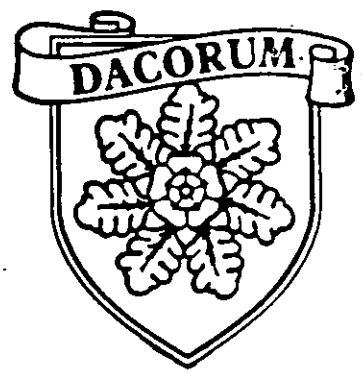
FIVE HOUSES AND GARAGES (MODIFIED PLAN)

Your application for *full planning permission* dated 09.08.1991 and received on 09.08.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 08.10.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1109/91

Date of Decision: 08.10.1991

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
2. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
3. A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the edge of the carriageway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
4. Sight lines of 2.4 m x 70 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
5. The garage shall be set back a minimum of 5.5 m from the highway boundary.
6. The kerb radii of each access shall be 6 m.
7. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
8. All planting, seeding or turfing comprised in the details of landscaping, approved under reference 4/1132/91RM Drawing No. 91/1604/1 Rev.F dated 8 October 1991, 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.
9. The development hereby permitted shall be constructed in LBC "Hereward Light" bricks and "Marley Bold Roll Old English" dark red roof tiles or such other materials as may be agreed in writing with the local planning authority.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1109/91

Date of Decision: 08.10.1991

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-6. In the interests of highways safety.
- 7-8. To maintain and enhance visual amenity.
9. To ensure a satisfactory appearance.