

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1160/92

Cala Homes (South) Ltd
Leamington Court
Newfound
Basingstoke
Hants

Crawley Hodgson Binns & Charles
32 High Street
Ingatestone
Essex
CM4 9EE

DEVELOPMENT ADDRESS AND DESCRIPTION
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Ex Texaco Site, Rectory Lane, Kings Langley
22 DETACHED DWELLINGS AND ACCESS ROAD

Your application for *full planning permission* dated 07.09.1992 and received on 09.09.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.10.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1160/92

Date of Decision: 22.10.1992

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 road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

4. Development shall not commence until full details of the junction between the proposed access road and Rectory Lane (including works to the existing highway) have been submitted to, and agreed by the local planning authority, and none of the dwellings hereby permitted shall be occupied until that junction and associated works shall have been constructed in accordance with the approved details.

Reason: In the interests of highways safety.

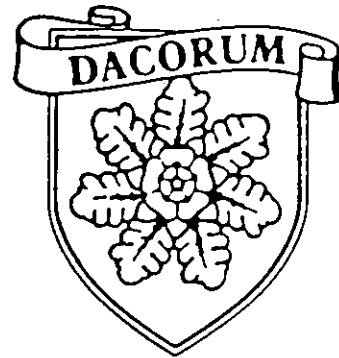
5. Development shall not commence until a drainage strategy, including on and off-site works, has been submitted to and approved by the local planning authority in writing.

Reason: To ensure proper drainage of the site.

6. No work shall be started on site until arrangements shall have been provided for the protection of all trees on the site which are to be retained to prevent damage during constructional works, in accordance with details which shall have been submitted to and approved by the local planning authority. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
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7. The existing hedge on the north-east and southern 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. Such hedges shall be retained at their present height at all times hereafter to the satisfaction of the local planning authority.

Reason: To maintain and enhance visual amenity.

8. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and garaging shown on the approved plans 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.

10. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, no windows or other form of opening shall be inserted anywhere in the eastern flank walls of the dwellings on plots 11 and 12.

Reason: To maintain a reasonable standard of privacy for adjoining residential properties.