

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1203/93

Alath Construction Ltd.
In Administrative Receivership
C/o Ernst & Young
Apex Plaza
Reading

J Trevor & Sons
58 Grosvenor Street.
London
W1X 0DD

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Hemel Hempstead Squash Club, Wood Lane End, Hemel Hempstead

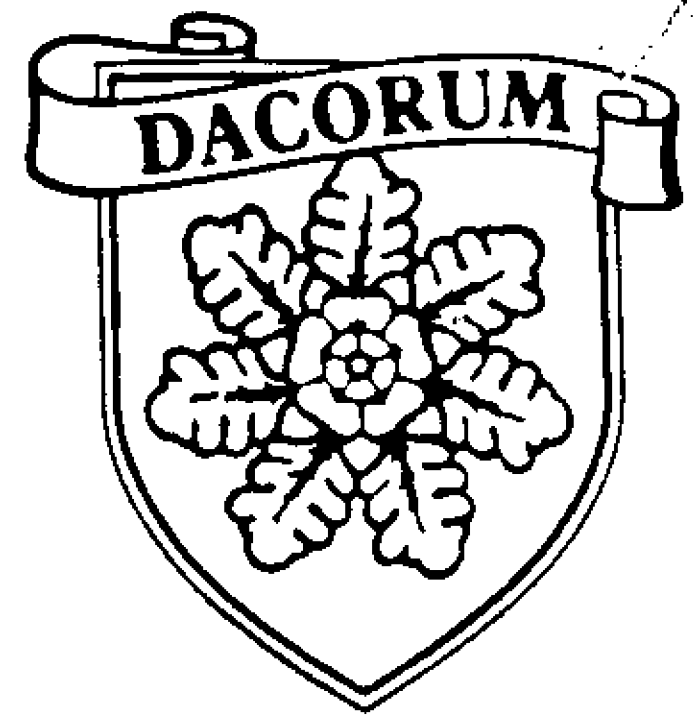
DEMOLITION OF SQUASH CLUB AND RESIDENTIAL DEVELOPMENT OF 20 DWELLING UNITS

Your application for *outline planning permission* dated 31.08.1993 and received on 03.09.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.04.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1203/93

Date of Decision: 21.04.1994

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 buildings 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 is 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.

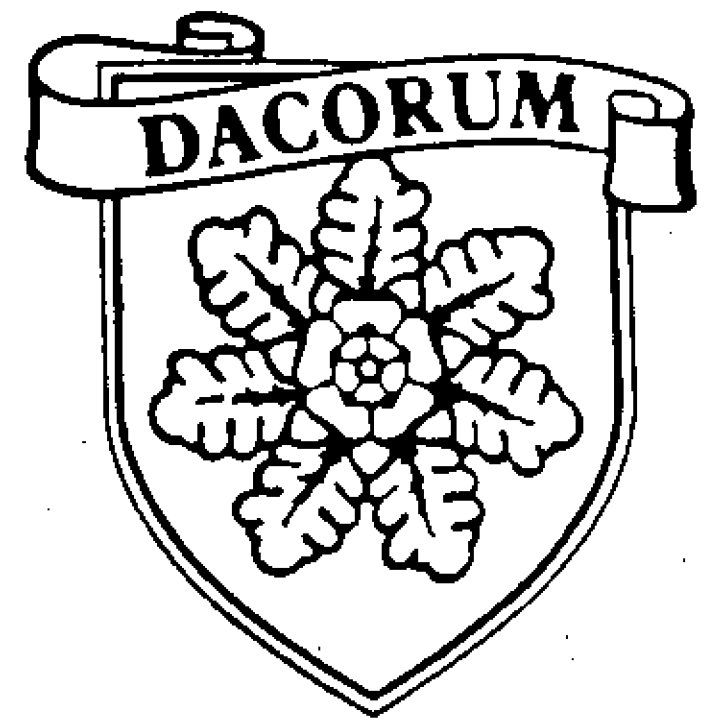
Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. Disposal (as defined in s.366 of the Town and Country Planning Act 1990) of the dwellings hereby permitted shall not take place until the roadway, access, parking, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

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

4. 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1203/93

Date of Decision: 21.04.1994

5. 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.

6. 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.

7. Not less than two weeks notice of the start of groundworks shall be given to the local planning authority, and appropriate arrangements shall be made with a bona fide archaeological organisation or individual, which arrangements shall be first approved in writing by the local planning authority, to allow that organisation or individual access and facilities to observe, record and investigate as necessary any remains or finds of archaeological interest encountered during the development.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

8. All windows on the eastern flank walls of the dwellings shall be fitted with obscured fixed light glazing.

Reason: In the interests of amenity.