

Town Planning

Ref. No. .... 4/1215/89 .....

Other

Ref. No. ....

DD

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ....DACORUM.....

IN THE COUNTY OF HERTFORD

To Ideal Homes Thames Ltd  
 Maple Cross House  
 Denham Way  
 Maple Cross  
 Rickmansworth WD3 2SW

Residential Development
at r/o 156/158 Anchor Lane, Hemel Hempstead, Herts

Brief  
 description  
 and location  
 of proposed  
 development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 14.7.89 and received with sufficient particulars on 17.7.89 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of .5... years commencing on the date of this notice.
- (2) The development hereby permitted shall be constructed in Shenstone Multi Stock Bricks with Loxwood Smooth Red Brick features, and Marley Mendip Smooth Grey roof tiles or such other materials as may be agreed in writing with the local planning authority.
- (3) The existing hedge on the eastern boundary of the site shall be protected during the period of construction by a 1.5m high chestnut paling fence which shall be erected at a distance of 2 m from the hedge. Any part or parts of the hedge that become damaged shall be replaced within the first planting season following completion of the development.

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- (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.
- (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.
- (6) 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.
- (7) Sight lines of 4.5m x 35m shall be provided in each direction at the junction of the access with Anchor Lane within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
- (8) The kerb radii of the access to the private drive shown on Plan No T038/PL/02A shall be 4.5 m and shall include a pram/wheelchair crossing and the kerb radii of the access at the junction with Anchor Lane shall be 6 m and shall include a pram/wheelchair crossing.
- (9) The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire" and in particular the length of access road around the curve between Anchor Lane and the private drive shall be 5.5 m wide.  
  
(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).
- (10) A forward visibility curve shall be provided on the inside of the highway bend between points A and B, C and D and E and F on Plan No T038/PL/02A within which there shall be no obstruction more than 600 mm above carriageway level. This splay shall be designed in accordance with the specification contained in "Residential Roads in Hertfordshire".

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- (11) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Plan No T038/PL/02A shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (12) The development hereby permitted shall not be occupied until the turning space shown on Plan No T038/PL/02A shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.
- (13) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or alterations to the dwellings hereby permitted within Classes A, B and C of Part 1 to Schedule 2 of that Order without the prior written consent of the local planning authority.

Dated Seventh day of November 1989



CHIEF PLANNING OFFICER