



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1248/93

G A Walker
Umberlost
Burchetts Green
Maidenhead
Kent

Derek Kent & Associates
Great Wheelers Barn
The Green
Sarratt
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

6-10 Great Road, Hemel Hempstead, Herts

9 RESIDENTIAL UNITS (HOUSES) (RESUBMISSION)

Your application for *full planning permission* dated 14.09.1993 and received on 15.09.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.10.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1248/93

Date of Decision: 21.10.1993

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. There shall be no windows inserted within the northern flank elevations of the dwellings on plot 1 and plot 2 without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.

4. There shall be no windows inserted within the southern elevation of the dwelling in plot 5 without the prior written approval of the local planning authority

Reason: In the interests of amenity.

5. 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.)

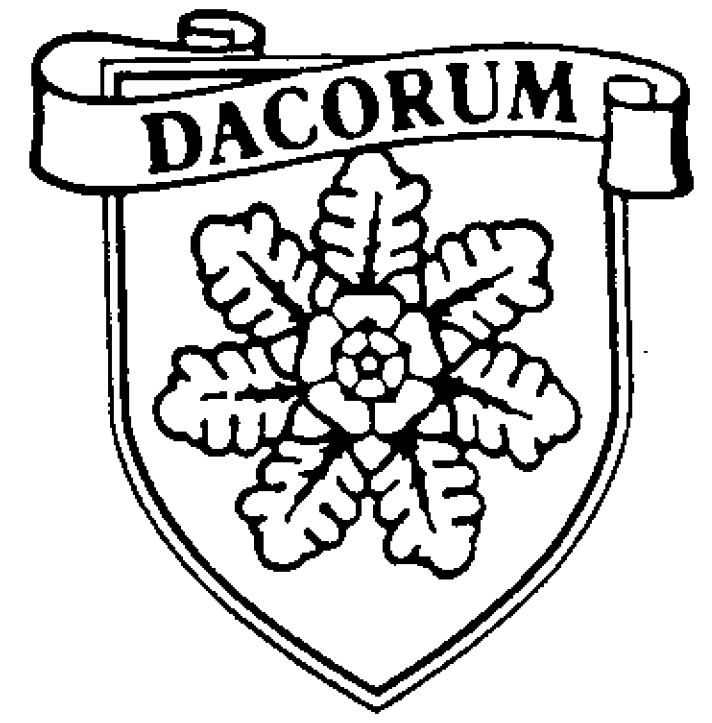
Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

6. The kerb radii of the access shall be 10.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

7. The development hereby permitted shall not be occupied until the turning space shown on plan 4/1248/93FL shall have been provided and it shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1248/93

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8. The development hereby permitted shall not be brought into use until the existing access shall have been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highways safety.

9. 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.

10. 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.