



PLANNING

Applicant:

Berkeley Homes(N.London)Ltd
Kings Head House
15 London End
Beaconsfield, Bucks
HP9 2HN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01318/96/FUL

**DEMOLITION OF TWO HOUSES AND REDEVELOPMENT OF SITE FOR 13
HOUSES, INCLUDING 2 LOW COST UNITS AND NEW ACCESS
8,9,10,HUDNALL LANE & EXPOTECHNIC WORKS LITTLE GADDESSEN
HERTS**

Your application for full planning permission dated 9 October 1996 and received on 10 October 1996 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 13 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01318/96/FUL

Date of Decision: 13 August 1997

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the Schedule of Materials submitted by letter dated 11 April and received on 18 April 1997 reference 4/1318/96.

Reason: To ensure a satisfactory appearance to the development.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. The access shall include the provision of sight lines of 4.8m x 12.5m to the south west of the junction with Hudnall Lane and 4.8m x 23m to the north east of the junction with Hudnall Lane with a kerb radii of 10m within which there shall be no obstruction more than 600 mm above carriageway level.

Reason: In the interests of highways safety.

6. The development hereby permitted shall not be occupied until the sight lines referred to in condition 5 shall have been provided, and they shall be maintained at all times thereafter.

Reason: In the interests of highways safety.