

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1376/92

Admiral Homes
c/o Warren Partnership
Tubney Warren Barns
Tubney, Abingdon
OXON

Warren Partnership
Tubney Warren Barns
Tubney
Abingdon
OXON

DEVELOPMENT ADDRESS AND DESCRIPTION
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Site A, Land at Gadebridge Lane, Gadebridge Road, Hemel Hempstead

RESIDENTIAL DEVELOPMENT 69 HOUSES AND ASSOCIATED ROAD AND SEWERS

Your application for *full planning permission* dated 23.10.1992 and received on 26.10.1992 has been *GRANTED*, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 07.01.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1376/92

Date of Decision: 07.01.1993



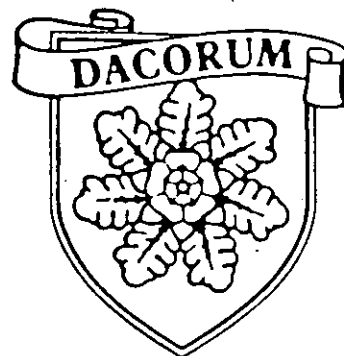
1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. No 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.
3. 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.
4. 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.
5. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

2-5. Reasons: To maintain and enhance visual amenity.

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6. Prior to the commencement of development on the site details shall be submitted to and approved by the local planning authority of the measures to be taken to protect those trees to be retained. Such details shall include the following:-

- (a) Type of fencing or protective measure to be used.
- (b) Details of construction and type of surface materials to be utilised on paved/hardstanding areas within the crown spread of trees.

Reason: In order to protect trees at the site.

7. The roads 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.

8. Before work is commenced on the development hereby approved, full details shall be submitted to and approved by the local planning authority of the fire path/emergency connection between the site and development to the east. Such details shall include surface materials and restraining bollards etc.

Reason: To ensure a satisfactory development.

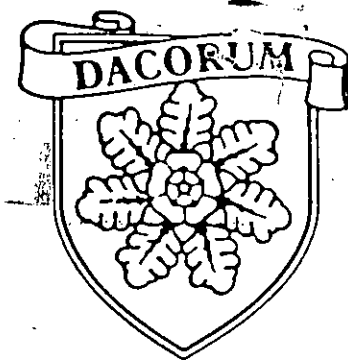
9. Before development is commenced details of a scheme for the management and maintenance of those areas of amenity open space as indicated on Plan No. 1:1275.16.B shall be submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

10. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Plan No. 1:1275.7.B 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.

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11. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

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