



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1443/90

IDC Property Investments
IDC House 23 St.James Sq.
London
SW1Y 4JH

Lardi Cox And Partners
One The Old School House
George Street
Hemel Hempstead, Herts
HP2 5HJ

DEVELOPMENT ADDRESS AND DESCRIPTION

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46-56 Alexandra Road, Hemel Hempstead, Herts

NINE FLATS, OFFICES AND CAR PARKING

Your application for *full planning permission* dated 08.10.1990 and received on 10.10.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

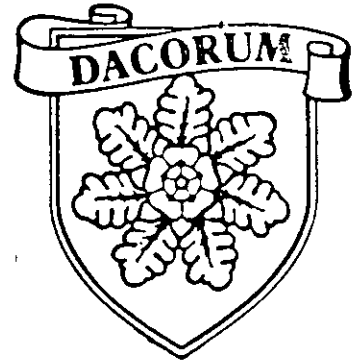
Director of Planning.

Date of Decision: 29.11.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1443/90

Date of Decision: 29.11.1990



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. The development hereby permitted shall not be commenced until details of landscaping, including 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 of all new trees, shrubs and hedgerows has been submitted to and approved by the local planning authority.
4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing Nos. 1252/04B & 1252/05E shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
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.
6. The details required by Condition 5 for protection the horse chestnut tree in the south-west corner of the site shall include a framework of scaffolding 2.4 m high faced with exterior plyboard and there shall be no storage of materials or other uses of the land within the protective framework during construction.
7. 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 five 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.
8. 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.



CONDITIONS APPLICABLE
TO APPLICATION: 4/1443/90 (continued)

Date of Decision: 29.11.1990

- 9.. Sight lines of 4.5 m x 35 m to the north and 4.5 m x 18 m to the south shall be provided within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.
10. The gradient of the driveway shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.
11. The office development hereby permitted shall not exceed 1237 sq m and shall be used for not less than 4 small office suites, none of which shall be less than 150 sq m nor more than 450 sq m in floor area. The units hereby approved shall be maintained as separate office suites and not amalgamation of units to form larger offices shall be permitted.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain and enhance visual amenity.
4. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
5. To maintain and enhance visual amenity.
6. To safeguard a tree the subject of a Tree Preservation Order.
7. To maintain and enhance visual amenity.
- 8-10 In the interests of highways safety.
11. The site lies outside the commercial area of Hemel Hempstead where office development is not normally permitted under Policy 53 of the Dacorum District Plan. This development was considered an exception to Policy 53 by virtue of the provision of small office suites which are under provided within the commercial area.