



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1457/93

Lois Gastomeaux Ltd
17 James Martin Close
Denham Green
Middx

Raymond P. Crosby
109 St. Agnells Lane
Hemel Hempstead
Herts
HP2 7BG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Hansel & Greentide, High Street Green, Hemel Hempstead

DETACHED DWELLINGS AND GARAGES (MODIFIED PLANS)

Your application for *full planning permission* dated 27.10.1993 and received on 29.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 17.01.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1457/93

Date of Decision: 17.01.1994

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. 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.

Reason: To maintain and enhance visual amenity.

4. The existing hedges on the boundaries of the site shall be protected during the period of construction and such parts of the hedge that become damaged shall be replaced in the planting season following completion of the development.

Reason: To maintain and enhance visual amenity.

5. 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.

Reason: In the interests of highways safety.

6. Sight lines of 2.4m x 90m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

7. The kerb radii of the access shall be 6.0m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

8. The roads hereby permitted shall be constructed in accordance with plans sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.

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

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CONDITIONS APPLICABLE
TO APPLICATION: 4/1457/93

Date of Decision: 17.01.1994



9. Development shall not begin until details of the junction between the proposed service road and the highway have been approved by the local planning authority, and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason: In the interests of highways safety.