

CONDITIONS APPLICABLE
TO APPLICATION: 4/1457/94

Date of Decision: 19.01.1995

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. The development hereby permitted shall not be occupied until the roadway, access, parking, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highways safety.

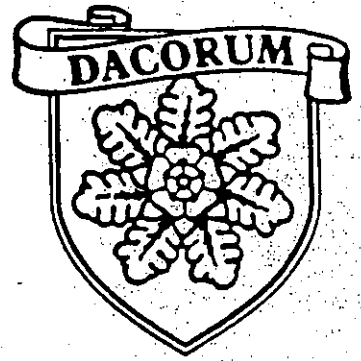
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows. Details shall also be provided of proposed boundary treatment including the height and nature of fencing.

Reason: To maintain and enhance visual amenity.

5. 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.

Continued.....



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1457/94

Wilcon Homes (Midlands) Ltd
Wilcon House
Salthouse Road
Brackmills
Northampton

Capener Cross Partnership
Salter House, Cherry Bounce
Hemel Hempstead
Herts
HP1 3AS

DEVELOPMENT ADDRESS AND DESCRIPTION
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Former Squash Club, Wood End Close/Wood Lane End, Hemel Hempstead

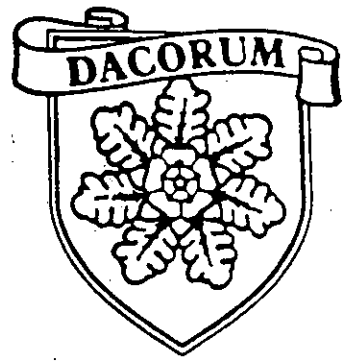
RESIDENTIAL DEVELOPMENT (19 DWELLINGS)

Your application for *full planning permission* dated 14.11.1994 and received on 15.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.01.1995

(encs. - Conditions and Notes).



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6. No development shall take place within the proposed 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 to and approved by the local planning authority.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 94009/P.001.Rev 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.