



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1463/94

Mr W R Leverett
6 Boleyn Close
Hemel Hempstead
Herts

Mr N A Johnson
37 Storey Street
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
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Site of 6 St Agnells Lane, Hemel Hempstead, Herts

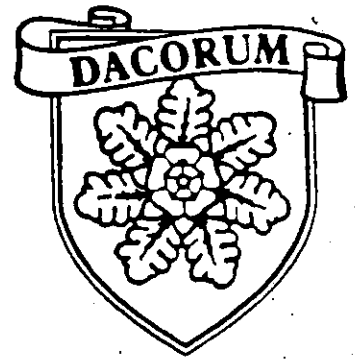
10 ONE BEDROOM FLATS (RESUBMISSION)

Your application for *outline planning permission* dated 16.11.1994 and received on 16.11.1994 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).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1463/94

Date of Decision: 19.01.1995

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the building which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. No flat hereby permitted shall be occupied until the parking arrangements and vehicular access shown on Drawing No. Wren/NAJ/054/94 shall have been provided and parking spaces shall not be used thereafter otherwise than for the purposes approved.

(a) Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

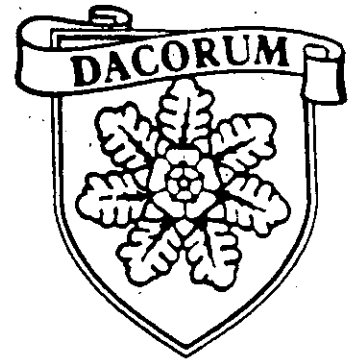
(b) Reason: In the interests of highways safety.

4. The building hereby permitted shall be two storey, with the roof form shown on Drawing No. WREN/NAJ/054/94 and the development shall be constructed fully in accordance with the site layout shown by this Drawing.

(a) Reason: In the interests of the appearance of the development within the street area.

(b) To ensure that the development is carried out fully in accordance with the approved plan, in the interests of providing adequate off-street parking, highway safety and residential amenity.

Continued.....



CONDITIONS APPLICABLE
TO APPLICATION: 4/1463/94

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5. Parking spaces nos. 7 and 8 shall at all times be made permanently available for the occupiers of St Agnells Court and details of the signage to be provided to show this shall be submitted to and approved by the local planning authority before the commencement of the development hereby permitted.

Reason: The approved scheme involves the provision of a vehicular access which is through an existing parking area. In order to ensure that the loss of this parking area is compensated, and available for existing development at all times, parking spaces Nos. 7 and 8 must always be available to St Agnells Court.

6. The existing vehicular access from St Agnells Lane shall be closed before any of the flats hereby permitted are first occupied and shall not at any time thereafter be reopened for the ingress and egress of vehicles.

Reason: In the interests of highways safety.

7. The developer shall construct the crossover from the site to St Agnells Court to the standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire: A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

8. This permission only relates to provision of 10 one bedroom flats.

Reason: For the avoidance of doubt.

9. 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.

10. Details submitted in accordance with Condition 1 shall include fencing, including the retention of existing fencing between points 'A' and 'B' and 'C' and 'D' as shown on Drawing No. WREN/NAJ/054/94.

Reason: In the interests of the visual and residential amenity of the locality.