

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1479/93

Joan Maudsley
Mount Royal
Love Lane
Kings Langley
WD4 9NW

DEVELOPMENT ADDRESS AND DESCRIPTION

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Mount Royal r/o, Love Lane, Kings Langley

TWO DETACHED DWELLINGS (RENEWAL)

Your application for *full planning permission* dated and received on 03.11.1993 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 15.12.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1479/93

Date of Decision: 15.12.1993

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. Sight lines of 2.4m x 35m 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.

3. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

4. 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.

5. 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.

6. The turning area shown on Drawing No. TMB4688/A.2 (Plan No. 4/1479/93) shall be designed and constructed in accordance with Table D of Hertfordshire County Council's Specification "Residential Roads in Hertfordshire", and the development hereby permitted shall not be brought into use until the said turning area has been provided.

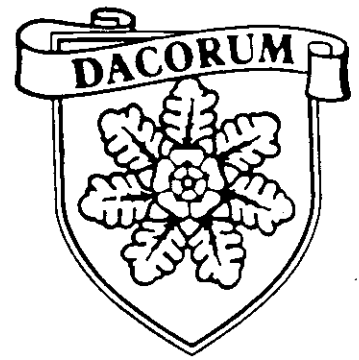
Reason: To ensure manoeuvring space for service vehicles.

7. 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.

Reason: To maintain and enhance visual amenity.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1479/93

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8. 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.

9. The development hereby permitted shall not be occupied until the bin stores shown on Drawing TMB4388/A.2 (Plan No. 4/1479/93) shall have been provided and shall be retained thereafter.

Reason: To ensure a satisfactory development.