

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1536/92

Chipperfield Land Co Ltd
Kings Works
Kings Lane
Chipperfield
Herts

Mr A.King
Osborne Lodge
Wick Road
Wigginton
Nr. Tring
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION

Land at Caernarvon Close, Hemel Hempstead

10 DWELLING HOUSES, ACCESS ROAD AND PARKING

Your application for *full planning permission* dated 30.11.1992 and received on 01.12.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

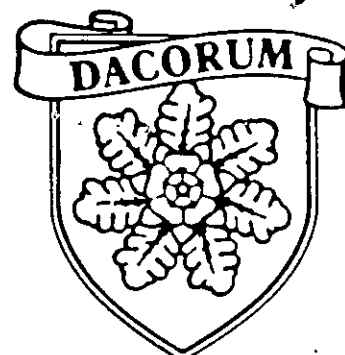
Director of Planning.

Date of Decision: 19.03.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1536/92

Date of Decision: 19.03.1993



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. 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: In the interests of the appearance of the development within its surroundings.

3. No work shall be started on the development hereby permitted until details of the surfacing materials for the parking spaces, associated access facility and turning head as shown on Drawing No. CCS100A/1B 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: In the interests of the appearance of the development within its surroundings and in the interests of highways safety.

4. No dwelling house hereby permitted shall be occupied until the parking spaces, turning head, speed ramps, and new access, including all the modifications to the existing adopted highway in Caernarvon Close, have all been provided and completed fully in accordance with all the details shown on Drawing Nos. CCS100A/1B, CCS204A/1 and CCS101A/1B, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highways safety, to ensure that adequate parking is provided to serve the development and for the avoidance of doubt. The permission has been granted based upon the expectation that all the works shown by the approved drawings is fully complied with, unless there are exceptional circumstances.

5. There shall be no obstruction to visibility more than 600mm above ground level within the 2.4m x 21.5m and 2.4m x 20m sightlines referred to as SL1 and SL2 on Drawing No. CCS100A/1B.

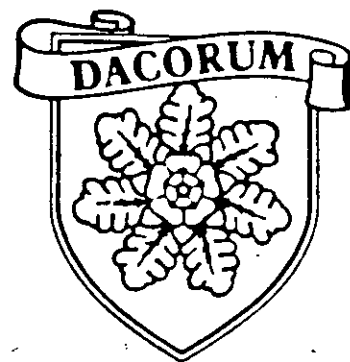
Reason: In the interests of highways safety.

6. The developer shall construct the new access and carry out all associated accommodation works within the existing highway in Caernarvon Close to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".

Reason: In the interests of highways safety.

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7. The approved parking layout shall be permanently retained in accordance with the details shown by Drawing Nos. CCS100A/1B and CCS204A/1 and used only for the approved purposes.

Reason: In the interests of highways safety, to ensure that adequate parking is provided to serve the approved development and for the avoidance of doubt.

8. A sign shall be permanently retained at the site entrance in accordance with Note "VPP" on Drawing No. CCS100A/1B and this sign, details of which shall be submitted to and approved by the local planning authority, shall be provided before the occupation of any of the dwellinghouses hereby permitted.

Reason: To ensure that in order to compensate for the loss of the vehicular parking area within Caernarvon Close, a new space is permanently made available to all users of the cul-de-sac. The new space is subject to Condition 7 above, but its use can only be ensured by way of a "directional" sign at all times. Also, in the interests of highways safety and for the avoidance of doubt.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no alteration, addition or extension to any of the dwellinghouses hereby permitted without the express written permission of the local planning authority.

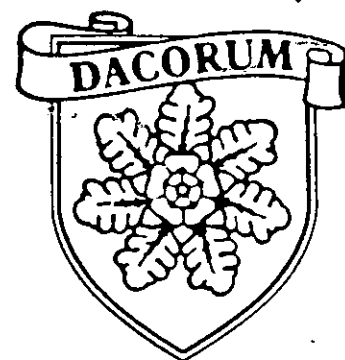
Reason: To permanently safeguard the residential amenity of nearby dwellinghouses. The insertion of windows within the respective flank walls of the dwellings on Plots 1 and 10 would cause a loss of privacy to No 2A Caernarvon Close and 37 Hillfield Road. Also, to ensure that the integral garages of the dwellings on Plots 9 and 10 are not converted into living accommodation. The permanent retention of the garages for vehicle parking is essential in order to ensure that the development is served with adequate parking at all times. Also, to safeguard the residential amenity of the dwellinghouses hereby permitted.

10. At no time shall the areas allocated for lawn as shown on Drawing No. CCS100A/1B be used for the parking of vehicles or hardsurfaced.

Reason: The grassed areas have been designed as soft landscaping in the interests of the long term appearance of the development. The development is served by adequate car parking provision and there is consequently no need to use any of the grassed areas for parking. The loss of any of the grassed areas to parking would be detrimental to the visual and residential amenity of the locality.

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11. No dwellinghouse hereby permitted shall be occupied until all the boundary treatment has been provided in accordance with the details shown on Drawing No. CCS100A/1B.

Reason: To safeguard residential amenity.

12. Notwithstanding the details shown on Drawing No. CCS100A/1B 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.

13. 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.

14. The scheme submitted in accordance with Condition 12 shall include the retention of all trees on Drawing No. CCS100A/1B and measures for their protection.

Reason: To maintain and enhance visual amenity and for the avoidance of doubt.

15. Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.

Reason: To ensure proper drainage of the site and in the interests of highway safety due to the topography of the site.

16. All bathroom and landing windows shall be permanently fitted with obscure glass and those windows within the flank walls of the dwellings on Plots 1 and 10 shall be of a fixed type, unless alternative details are approved in writing by the local planning authority.

Reason: To safeguard residential amenity, including the privacy of No. 2A Caernarvon Close and 37 Hillfield Road.