

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1550/90

Clayform Properties PLC
25 Bruton Street
Mayfair
London
W1X 7DA

Chapman Warren (S.Chadwick)
3 Grosvenor Street
London
W1X 9FA

DEVELOPMENT ADDRESS AND DESCRIPTION
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Monks Cottage, Blue Hayes &, Greenbanks, Leverstock Green Road, Hemel Hempstead
FOURTEEN DETACHED DWELLINGS AND ACCESS ROAD (OUTLINE)

Your application for *outline planning permission* dated 29.10.1990 and received on 01.11.1990 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

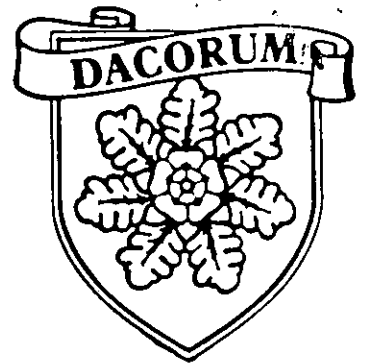
Director of Planning.

Date of Decision: 18.12.1990

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1550/90

Date of Decision: 18.12.1990



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
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.
3. 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.
4. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
5. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 4 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
6. The kerb radii of the access shall be 6m and shall include a pram/wheelchair crossing.



CONDITIONS APPLICABLE (continued)
TO APPLICATION: 4/1550/90

Date of Decision: 18.12.1990

7. The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)

8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no addition or alteration to any of the dwellings hereby permitted falling within Classes A, B and C of Part 1 and Classes A and B of Part 2 to Schedule 2 of that Order without the prior written consent of the local planning authority.

REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To maintain and enhance visual amenity.
- 4-5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. In the interests of highways safety.
7. To ensure the safe, economic, durable, attractive and proper development of the estate.
8. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.