



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1569/96

B & M Investments
Three Gables
Corner Hall, Lawn Lane
Hemel Hempstead
HERTS

Brian B Smith
Old Sub Station
Saracens Head Yard
Holywell Hill, St Albans
HERTS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

3-5 Broad Street, Hemel Hempstead, Herts

INTERNAL ALTERATIONS AND MINOR ALTERATIONS TO ELEVATIONS APPROVED UNDER PLANNING
PERMISSION 4/0017/96 (EXTENSION TO CARE HOME)

Your application for *full planning permission* dated 26.11.1996 and received on
29.11.1996 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning

Date of Decision: 13.02.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1569/96

Date of Decision: 13.02.1997

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. The extension hereby approved shall be constructed using Chester Dark Red Focus brick with Lincoln Red detailing and Natural Dark Blue slates.

Reason: To ensure a satisfactory appearance.

3. The existing wall and planting on the northern boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity.

4. 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.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/1569/96FL 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.

6. The development hereby permitted, together with the remainder of the property of which it shall form a part shall be used only for residential care purposes.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and to safeguard the residential amenity of the area.

Continued over



TO APPLICATION: 4/1569/96

Date of Decision: 13.02.1997

7. There shall be no glazing inserted within the hatched section of the oriel windows shown on plan 4/1569/96FL.

Reason: In the interests of residential amenity.

8. There shall be no further windows inserted within the extension hereby approved without the prior written approval of the local planning authority.

Reason: In the interests of residential amenity.