

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0023/94

Poulter & Francis  
57 Marlowes  
Hemel Hempstead  
Herts  
HP1 1LE

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land off Stratford Way, Hemel Hempstead, Herts

RESIDENTIAL DEVELOPMENT (OUTLINE) RENEWAL OF PLANNING PERMISSION 4/1724/90 (39 DWELLINGS)

Your application for *outline planning permission* dated 07.01.1994 and received on 07.01.1994 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

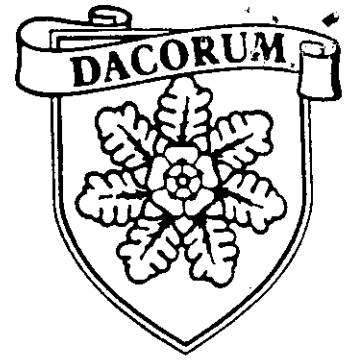
Director of Planning.

Date of Decision: 23.02.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0023/94

Date of Decision: 23.02.1994



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority, before any development is commenced.

Reason: To comply with the provisions of Regulation 5 (2) of the Town and Country General Development Order 1977 as amended.

2. a) 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.  
b) 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.

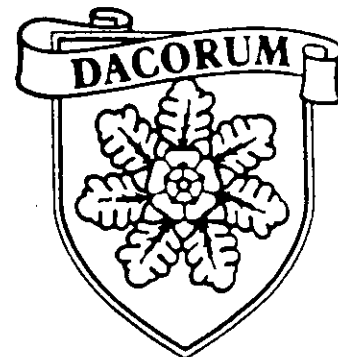
Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. No trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped without the previous written consent of the local planning authority until 12 calendar months after completion of the permitted development. Any trees being removed without such consent or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason: To maintain and enhance visual amenity.

4. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.



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5. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

6. The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(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.)

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

7. Before the development hereby permitted commences, a scheme for protecting the proposed dwellings and any associated gardens from noise and vibration emanating from the railway line shall be submitted to and approved by the local planning authority. The scheme may include provision for noise barriers, insulation of windows and roofs, aspects of habitable rooms or otherwise as may be agreed by the local planning authority. The scheme as approved shall be implemented prior to occupation of the dwellings.

Reason: To ensure an adequate standard of sound attenuation.

8. Before the development commences the applicant shall submit the results of a comprehensive specialist survey of the site to establish:

a) The presence or otherwise of toxic, noxious or explosive substances (including gases) in the topsoil and subsoil and, if present, the quantities and location.

b) Whether measures are necessary to protect any dwelling built on the site, including underground services which may be provided, from any contamination so found.

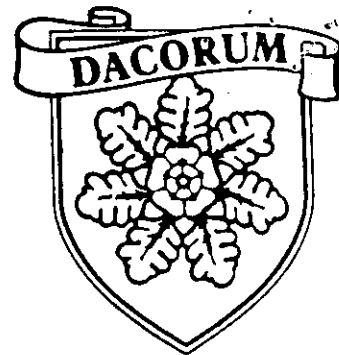
Reason: To ensure the safe and proper development of the estate.

9. Before any development commences a scheme for nullifying the adverse effect of any land contamination identified in 8. above shall be submitted to and approved by the local planning authority. Any such scheme as may be approved shall be implemented prior to occupation of any dwelling.

Reason: To ensure the safe and proper development of the estate.

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10. No dwelling or structure shall be sited closer than 18 metres to the gas holder on the adjoining land.

Reason: In the interests of public safety.