

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0185/92

Metropolitan Housing Trust
Cambridge House
109 Mayes Road
London
N22 6UR

Cannon Morgan & Rheinberg
38 Holywell Hill
St. Albans
Herts
AL1 1BU

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at Milton Dene, Hemel Hempstead,

ERECTION OF 3 THREE BED DWELLINGS AND 5 TWO BED DWELLINGS AND CAR PARKING

Your application for *full planning permission* dated 19.02.1992 and received on 20.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).



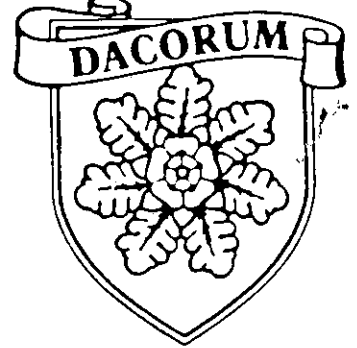
Director of Planning.

Date of Decision: 23.03.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0185/92

Date of Decision: 23.03.1992



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
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.
3. 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.)

4. 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.
5. 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.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To ensure the safe, economic, durable, attractive and proper development of the estate.
- 4-5. To maintain and enhance visual amenity.