



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0223/92

First National Mowlem Home
33 London Road
Reigate
Surrey
RH2 9HZ

DEVELOPMENT ADDRESS AND DESCRIPTION
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Lot 1, Gadebridge Lane, Hemel Hempstead,
25 THREE & FOUR BEDROOM DWELLINGS (MODIFIED SCHEME)

Your application for *full planning permission* dated 27.02.1992 and received on 27.02.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 30.03.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0223/92

Date of Decision: 30.03.1992



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. 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.
3. The access drive to plots 9 and 10 shall not be constructed until the dwellings on these two plots shall have been substantially completed, and all construction works shall be carried out without use of the said access route.
4. 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.)
5. The developer shall construct the crossovers to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
6. Any garages shall be set back a minimum of 5.5 m from the highway boundary.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
- 2-3 To ensure that the protected trees do not suffer damage from root compaction or accidental contact during construction.
4. To ensure the safe, economic, durable, attractive and proper development of the estate.
- 5-6 In the interests of highways safety.