

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0286/94

Dacorum & St Albans
Community NHS Trust
99 Waverley Road
St Albans
AL3 5TL

Douglas A Reed & Assc.Ltd
5 Lower Grosvenor Place
London
SW1Y 0EJ

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Ashley Close/Bennetts End Close, Hemel Hempstead, Herts

THREE SIX-BEDROOM BUNGALOWS FOR PERSONS WITH LEARNING DIFFICULTIES (INCLUDING
DEMOLITION OF EXISTING UNIT) (OUTLINE)

Your application for *outline planning permission* dated 28.02.1994 and received on
01.03.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

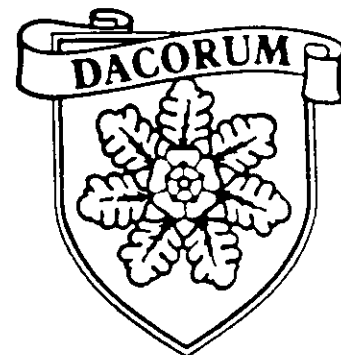
Director of Planning.

Date of Decision: 21.04.1994

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0286/94

Date of Decision: 21.04.1994



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 buildings 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.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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.

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

3. The existing hedge on the north east 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. The existing trees on the site shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during 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.