

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. **W/0353/75**

Other
Ref. No. **534/75**

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

Commission for the New Town,
Jann Court,
To Waterhouse Street,
Hemel Hempstead.

Residential development

.....
.....
at **land on north side of Chapel Street, Hemel Hempstead.**
.....
.....

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated **11th April, 1975** and received with sufficient particulars on **14th April, 1975** and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 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 the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 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 **3** years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of **5** years, commencing on the date of this notice.
 - (ii) the expiration of a period of **2** 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. **No work shall be started until a comprehensive scheme of landscaping, (including existing trees), for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.**
4. The details submitted in accordance with condition (1) hereof shall include
 - (a) a survey of the site including levels, natural features, trees and hedges,
 - (b) garaging and parking facilities,
 - (c) refuse collection and general storage arrangements,
 - (d) provision of 6ft. high screen walling/fencing,
 - (e) construction of roads and sewers,
 - (f) clothes drying facilities.

Cont'd overleaf.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.