



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0538/94

White & Co PLC
Hillsons Road
Botley
Southampton
SO3 2DY

Stimpsons Consultant Surveyors
30 The Avenue
Watford
Herts
WD1 3NS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

429 London Road, Hemel Hempstead, Herts

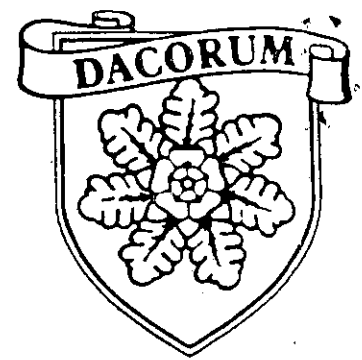
FOUR TWO BEDROOM TERRACED HOUSES PARKING AND DOUBLE GARAGE

Your application for *outline planning permission* dated 21.04.1994 and received on 25.04.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.06.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0538/94

Date of Decision: 23.06.1994

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 building(s) 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.

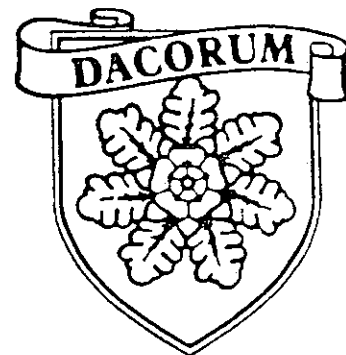
3. Details submitted in accordance with condition 1 hereof shall include:-

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking and circulation;
- (c) refuse collection arrangements;
- (d) boundary treatment;
- (e) construction of drains and sewers.

Reason: To ensure a satisfactory development.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0538/94

Date of Decision: 23.06.1994

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

6. Details submitted in accordance with Conditions 1 and 3 shall include proposals for separating the curtilage of 429 London Road from the remainder of the site.

Reason: To ensure a satisfactory appearance and to protect and enhance the setting of the listed building.

7. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

8. Details submitted in accordance with Condition 1 shall include the surface treatment of all access roads, parking and circulation areas and footways.

Reason: To ensure a satisfactory appearance and to protect and enhance the setting of the listed building.