



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0547/91

Paddington Churches Housing
Association
Canterbury House
Canterbury Road
Kilburn
LONDON
NW6 5SU

RAAB Design
Digby Cottage
Gayhurst
NEWPORT PAGNELL
Bucks
MK16 8LG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Whealers Lane, Hemel Hempstead

RESIDENTIAL DEVELOPMENT 90 HOUSES AND ACCESS ROADS

Your application for *planning permission* dated 24.04.1991 and received on 24.04.1991 has been **GRANTED**, subject to the conditions set out on the attached sheet(s).



Director of Planning.

Date of Decision: 20 September 1991

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0547/91

Date of Decision: 20 September 1991



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. The proposed development affects a public sewer and details of works to safeguard the sewer shall be submitted to and approved by the local planning authority prior to any works commencing on site.
3. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.
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 buildings hereby permitted without the express written permission of the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.
6. 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.
7. 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.
8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on the approved plans shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

CONDITIONS APPLICABLE
TO APPLICATION: 4/0547/91

Date of Decision: 20 September 1991



9. The areas edged and hatched green on Dwg No RB/108/10 shall at all times be kept free from any planting, structures, erections or other obstructions between 600mm and 2.0m above carriageway level.
10. 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.

REASONS FOR CONDITIONS APPLICABLE
TO APPLICATION: 4/1032/91

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure proper drainage of the site.
3. To ensure the safe, economic, durable, attractive and proper development of the estate.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
5. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
6. To maintain and enhance visual amenity.
7. To maintain and enhance visual amenity.
8. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
9. In the interests of highways safety.
10. To maintain and enhance visual amenity.