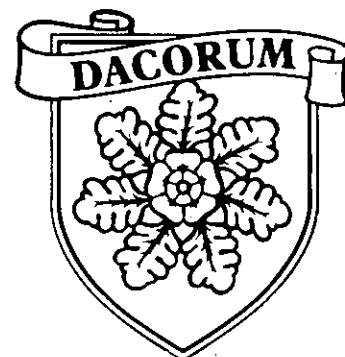




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0608/96

The Michael Shanly Group
"Sorbon"
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Former Mill House Site, London Road, Hemel Hempstead

RESIDENTIAL DEVELOPMENT 26 NO.2 BED, 6 NO. 1 BEDS FLAT AND PARKING

Your application for *full planning permission* dated and received on 10.05.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

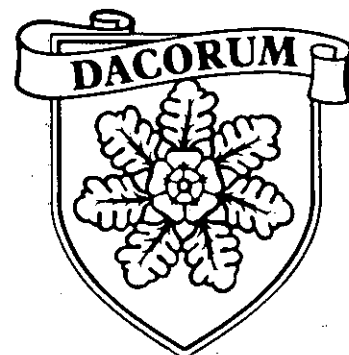
Director of Planning

Date of Decision: 04.07.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0608/96

Date of Decision: 04.07.1996



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. Construction work shall not begin until a scheme for protecting the proposed flats from noise from the A4251, railway line and noise generated by existing commercial properties in the vicinity of the site has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before any part of the development hereby permitted is occupied.

Reason: In the interests of the amenity of residents of the flats hereby permitted.

3. No development shall take place until samples of the materials to be used externally shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.

4. No development shall take place until samples of the materials to be used to surface the car parking areas shall have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance.

5. No part of the development hereby permitted shall be occupied until the arrangements for vehicle parking shown on plan ref 601/LRA/01E (LA Ref 4/0608/96) shall have been provided, and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

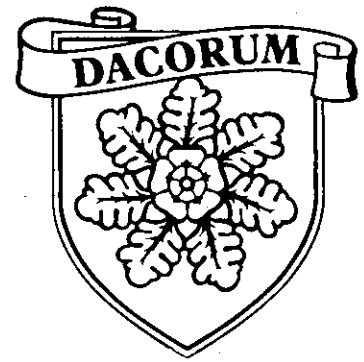
6. No works or development shall take place until full details of all proposed tree planting, and the proposed planting times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out within those times.

Reason: To ensure a satisfactory development.

7. If within a period of five years from the date of the planting of any tree that three, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective) another tree of the same species and size as that originally planted at the same place, unless planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory development.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0608/96

Date of Decision: 04.07.1996

8. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Roads in Hertfordshire - A Design Guide" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

9. No part of the development hereby permitted shall be occupied until the right hand turn facility shown on Drawing No 601/LRA/OF - 008A (LA Ref 4/0608/96) shall have been provided. The works shall be carried out in accordance with a detailed specification that shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highways safety.

10. Notwithstanding the details shown on the submitted plans, protective fencing shall be provided which shall be not less than 2.4 m in height and shall be in accordance with B.S. 5837 1991 paragraph 8.2.3. The protective fencing shall be positioned in accordance with the details shown on Drawing No 601/LRA/01E (LA Ref 4/0608/96) and shall be erected before any equipment, machinery or materials are brought on to the site for the purposes of the development; this fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason: In order to prevent damage to existing trees on the site during the course of development.

11. Drain trenches and service runs shall be provided in accordance with details shown on Drawing No 601/LRA/01E (LA Ref 4/0608/96FL) unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure that damage to preserved trees on the site is avoided.

12. Construction procedure shall be in accordance with the details and particulars shown on Drawing No 601/LRA/07A (LA Ref 4/0608/96FL) unless otherwise agreed in writing with the local planning authority.

Reason: In order to ensure that damage to preserved trees on the site is avoided.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/0608/96

Date of Decision: 04.07.1996

13. No development shall take place until details of trespass proof fencing on the boundary of the site with the railway line shall have been submitted to and approved in writing by the local planning authority. The approved form of fencing shall be erected prior to the occupation of the development hereby permitted.

Reason: To ensure a satisfactory development and in the interests of safety.