

AC

Town Planning
Ref. No. 4/0681/87

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To
Hightown Housing Association
3 St Mary's Road
Hemel Hempstead
Herts

Derek Phillips Associates
24 High Street
Bovingdon
Herts

.. Four. 2. bedroom, four 1 bedroom flats and Church Hall
.....
at St Barnabas Church, The Queen's Square
.....
Hemel Hempstead, Herts.

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 the development proposed by you in your application dated6.5.87..... and received with sufficient particulars on.....7.5.87..... & amended.....1-7-87..... and shown on the plan(s) accompanying such application, subject to the following conditions: -

- (1) The development to which this permission relates shall be begun within a period of .5... years commencing on the date of this notice.
- (2) 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.
- (3) 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.

Contd/

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Subject to the following conditions, (Contd/)

- (4) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 4/0681/87 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (5) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials so approved.

Dated ... *Twenty Six* day of ... *March* 19*90*

Signed ... *Colin Barnard*

Designation ... CHIEF PLANNING OFFICER

DATED

1987

DACORUM BOROUGH COUNCIL

and

HIGHTOWN HOUSING ASSOCIATION LIMITED

AGREEMENT

under S.52 of the Town and
Country Planning Act 1971
and S.33 of the Local Government
(Miscellaneous Provisions) 1982
relating to land adjacent to
St Barnabas Church
Queens Square
Hemel Hempstead
Hertfordshire

Keith Hunt
Borough Secretary
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1HH

File Ref: AMB/AJP/S.52/32/126/97/BS.6B/7.87

N O W T H I S D E E D W I T N E S S E S a s f o l l o w s :

1. THIS Agreement and the covenants herein contained are expressly made pursuant to s.52 of the Town and Country Planning Act 1971 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982

2. IN consideration of the covenants on the part of the Applicant hereinafter contained the Council covenants that it will forthwith grant planning permission in respect of the application subject to conditions set out in the Schedule hereto

3. THE Applicant hereby covenants:-
 - (i) That seven of the Flats shall not be occupied otherwise than by Persons in special need
 - (ii) That one of the Flats shall not be occupied otherwise than by a Warden with responsibility for the other seven of the Flats and by other members of the Warden's family but that if the Warden shall die or cease to be employed by the Applicant the said Flat shall be vacated within 6 months of such death or termination of employment
 - (iii) That it will pay the Council's reasonable legal costs incurred in the preparation of this Agreement

4. THIS Agreement shall be registered as a Local Land Charge

THE SCHEDULE

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. 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.

3. 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 five 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.
4. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan shall have been provided and they shall not be used thereafter otherwise than for the purposes approved.
5. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the developments hereby permitted shall be carried out in the materials so approved.

I N W I T N E S S whereof the parties hereto have set their
respective Common Seals the day and year first before written

THE COMMON SEAL of)
DACORUM BOROUGH COUNCIL)
was hereunto affixed in)
the present of:-)

Chief Executive

Assistant Secretary
(Admin)

THE COMMON SEAL of)
HIGHTOWN HOUSING ASSOCIATION)
LIMITED was hereunto affixed)
in the presence of:-)