



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0708/92

Bellway Homes Ltd(N Lon.Div
262/270 Field End Road
Eastcote
Middx
HA4 9NH

DEVELOPMENT ADDRESS AND DESCRIPTION
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St Pauls Hospital, Queensway, Hemel Hempstead,
35 ONE, TWO & THREE BEDROOM HOUSES

Your application for *full planning permission* dated 08.06.1992 and received on 10.06.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.07.1992

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0708/92

Date of Decision: 16.07.1992

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 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.
3. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
4. 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.
5. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)
6. Sight lines of 4.5 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

REASONS:

1. To comply with the provisions of s.91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory appearance.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. To ensure the safe, economic, durable, attractive and proper development of the estate.
6. In the interests of highways safety.