

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0709/92.

K Weston & P Weston  
103 Rosebery Road  
London  
N10

Stelios Piponides  
c/o C Wickham  
39-41 North Road  
London  
N7 9DP

DEVELOPMENT ADDRESS AND DESCRIPTION

The Orchards, High St.Green,Hemel Hems'd,

8 TWO BEDROOM DWELLINGS & ACCESS ROAD (OUTLINE)

Your application for *outline planning permission* dated 05.06.1992 and received on 11.06.1992 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 01.10.1992

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0709/92

Date of Decision: 01.10.1992

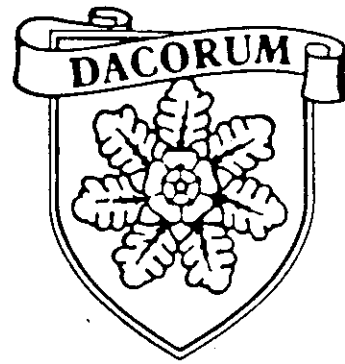


1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
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.
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) boundary treatment.
4. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority. (Note: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's document: Sewers for Adoption - A Design and Construction Guide for Developers).
5. 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.
6. 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.

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CONDITIONS APPLICABLE  
TO APPLICATION: 4/0709/92

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**REASONS:**

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
3. To ensure a satisfactory development.
4. To ensure proper drainage of the site.
5. To maintain and enhance visual amenity.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.