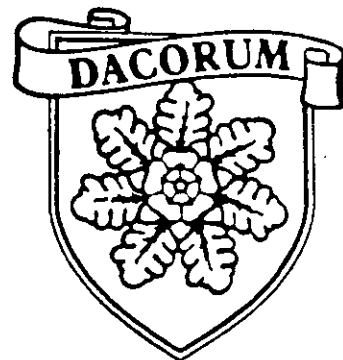




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0991/94

William Sutton Housing Trust  
Sutton Court  
Tring  
Herts  
HP23 5BB

GHM Project Management  
Wheathampstead Place  
Wheathampstead  
St. Albans  
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Shetland, Northend, Hemel Hempstead

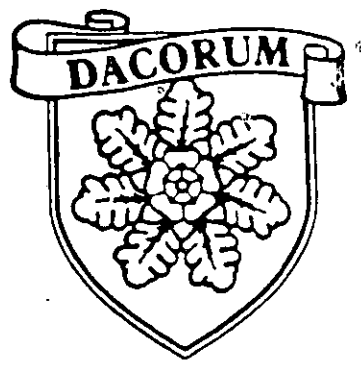
RESIDENTIAL DEVELOPMENT 20 TWO AND THREE BEDROOMED HOUSES AND ELDERLY PERSON  
FLATS

Your application for *full planning permission* dated 26.07.1994 and received on  
26.07.1994 has been **GRANTED**, subject to any conditions set out on the attached  
sheet(s).

Director of Planning.

Date of Decision: 08.09.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0991/94

Date of Decision: 08.09.1994

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. 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.

Reason: To ensure a satisfactory appearance.

3. 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.

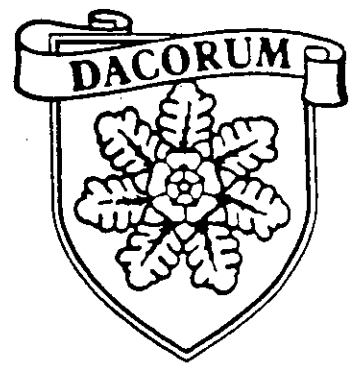
Reason: To maintain and enhance visual amenity.

4. 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.

Reason: To maintain and enhance visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0991/94

Date of Decision: 08.09.1994

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), no garages shall be erected (other than those expressly authorised by this permission).

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. Notwithstanding the details shown on Dwg No PM1178/DL101, the sight lines at the junction of the access with Northend shall be 2.5 m x 35 m and 2.5 m x 60 m. The latter sight line shall be drawn such that it touches the kerbline of Northend tangentially.

Reason: In the interests of highways safety.

8. A 9 m radius left turn visibility curve shall be provided at the access with Northend within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highways safety.

9. The turning head serving the access off Northend shall be designed in accordance with the current edition of Hertfordshire County Council's "Roads in Hertfordshire".

Reason: In the interests of highways safety.

10. The existing hedge on the northwestern boundary of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Reason: To maintain and enhance visual amenity.