



GEOFFREY STEELEY
COUNTY PLANNING OFFICER

Hertford : 84242
Ext : 5613
Your Ref :
My Ref : I/SAC/IH 4/1254-83CC
Date :
Please ask for: Mr S Christie

Dacorum D.C.

Dear Sir,

THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
DEEMED CONSENT

I, G C Steeley, County Planning Officer, hereby give notice pursuant to Regulations 5(4) of the Town and Country Planning General Regulations 1976, that the -

proposed residential development of land on the site of 41/43 Queensway, and land fronting Heather Way, Hemel Hempstead (0.24 acres), as shown on drawing No: 6150/A

Application No:- 4/1254-83CC is authorised subject to the following conditions:-

(see attached sheet)

For your records please note that deemed consent was granted for the above project by -

- a) ~~Delegated Chief Officer's Authority on~~
~~Item No.~~
 b) At a meeting of the ~~Planning Development Control & Urgency Sub-Committee~~
 on 16 February 1984

Yours sincerely

Geoffrey Steeley

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout design, external appearance and landscaping of the development which shall have been approved by the District Planning Authority before the development is commenced.

Reason:

To comply with the provisions of the Town & Country Planning General Development Order 1977 & 1980.

2. (a) Application for approval in respect of all matters reserved in Condition (1) above shall be made to the District Planning Authority within a period of three years commencing on the date of this notice.

(b) 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 District Planning Authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the District Planning Authority or by the Secretary of State.

Reason:

To comply with the requirements of Section 42 of the Town & Country Planning Act 1971.

3. The development shall not be occupied until adequate turning space and adequate parking spaces in accordance with the District Plan have been constructed, surfaced and permanently marked out within the curtilage of the site to the satisfaction of and in accordance with details submitted to and approved by the District Planning Authority. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time.

Reason:

To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway, or the amenities and convenience of existing local residents.