

TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/1298/93

Aldwick Housing Association  
Upper George Street  
Luton  
Beds  
LU1 2RB

G N Ring  
Civic Centre  
Hemel Hempstead  
Herts  
HP1 1HH

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Oak Street, Hemel Hempstead, Herts

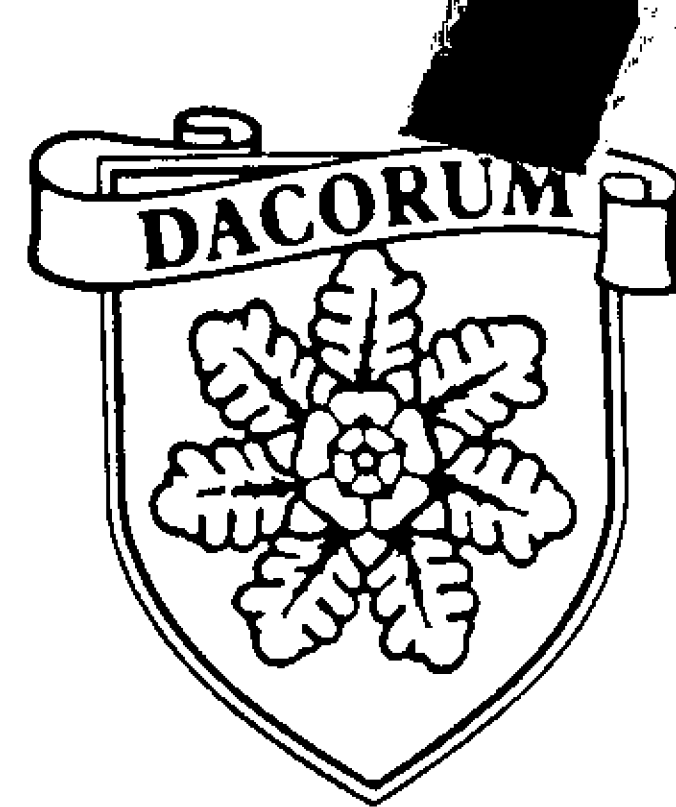
12 TWO BEDROOM & 2 THREE BEDROOM HOUSES

Your application for *full planning permission* dated 21.09.1993 and received on 23.09.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.11.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1298/93

Date of Decision: 19.11.1993

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. 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.)

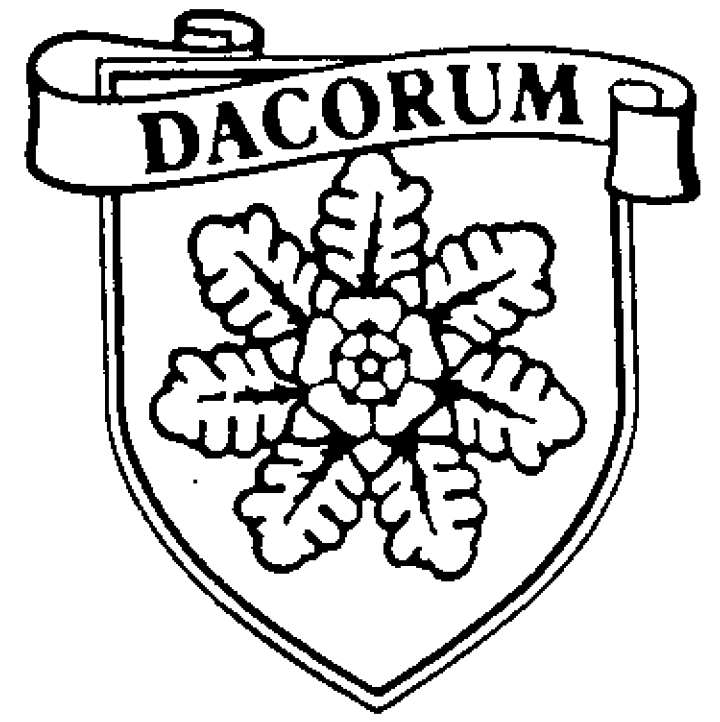
Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

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.

Reason: To maintain and enhance visual amenity.

5. 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.



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1298/93

Date of Decision: 19.11.1993

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.

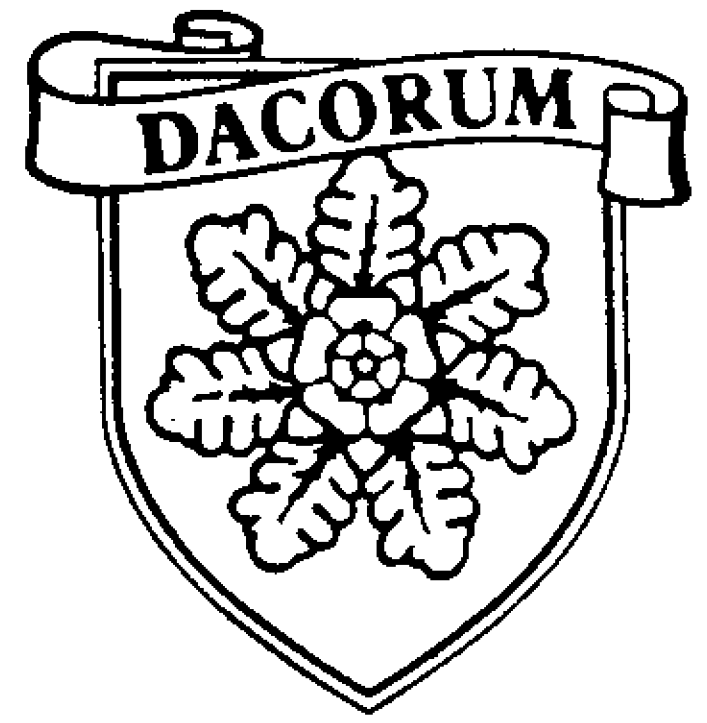
Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

7. 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.

8. The garages hereby permitted shall only be used for the parking of domestic vehicles and shall not be used for commercial purposes.

Reason: For the avoidance of doubt.



TOWN AND COUNTRY PLANNING ACT 1990  
DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0094/94

Woods Hardwick  
17 Goldington Road  
Bedford  
MK40 3NH

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Oak Street, Hemel Hempstead, Herts

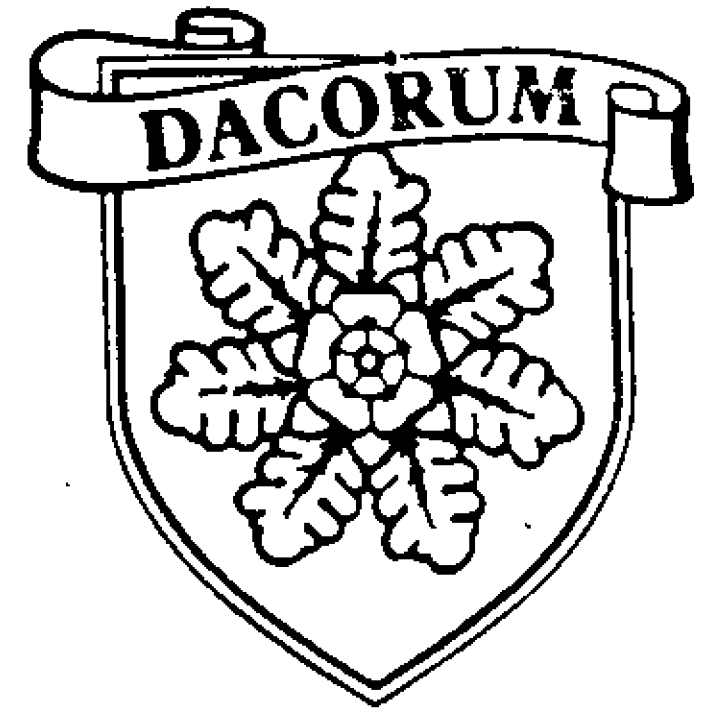
SUBMISSION OF EXTERNAL MATERIALS PURSUANT TO PLANNING PERMISSION 4/1298/93 (12  
TWO BED & 2 THREE BED HOUSES)

Your application for *the approval of details or reserved matters* dated 25.01.1994  
and received on 26.01.1994 has been **GRANTED**, subject to any conditions set out  
on the attached sheet(s).

Director of Planning.

Date of Decision: 08.02.1994

(encs. - Conditions and Notes).

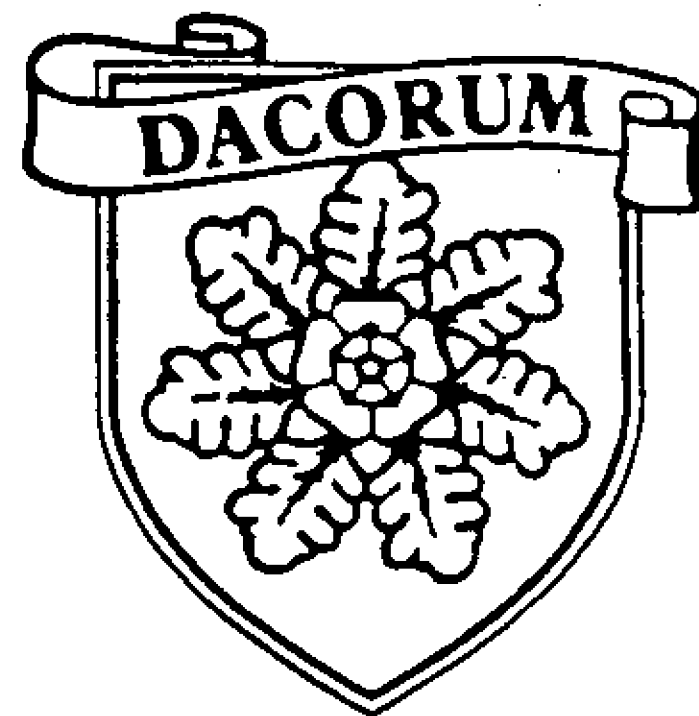


CONDITIONS APPLICABLE  
TO APPLICATION: 4/0094/94

Date of Decision: 08.02.1994

1. The development hereby permitted shall be constructed in Salvesen Crofters Medley facing brick with Salvesen Berkshire Red feature brick; and Tudor Brown Redland Regent roof tiles or such other materials as may be agreed in writing with the local planning authority.

Reason: To ensure a satisfactory appearance.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0546/94

ACD Landscape Architects  
The Stables  
3b Wilson Street  
Winchmore Hill  
London  
N21 1BP

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Land at Oak Street, Hemel Hempstead, Herts

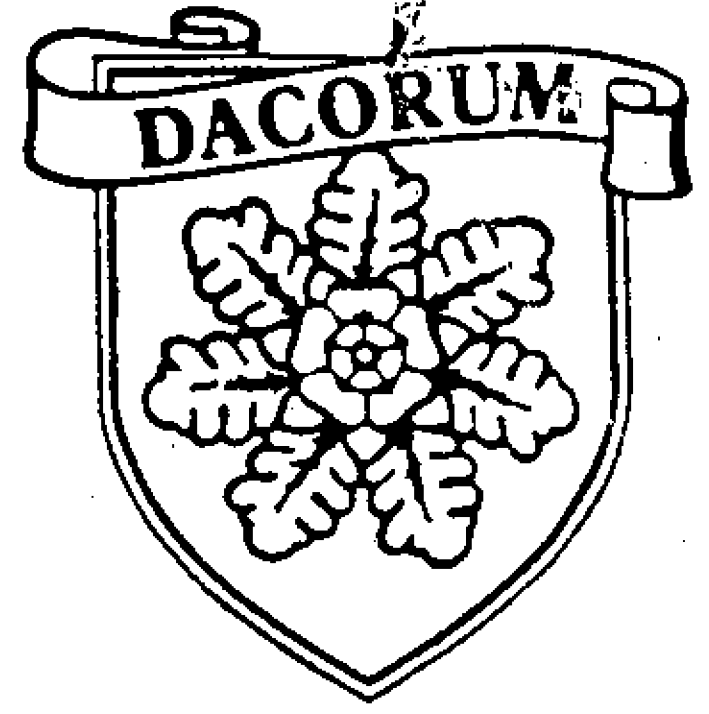
SUBMISSION OF DETAILS OF LANDSCAPING PURSUANT TO PLANNING PERMISSION 4/1298/93  
(TWELVE 2-BEDROOM AND TWO 3-BEDROOM HOUSES)

Your application for *the approval of details or reserved matters* dated 21.04.1994 and received on 25.04.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.06.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/0546/94

Date of Decision: 21.06.1994

1. The scheme hereby approved is that shown on Drawing No. 13310/13267/1007 Rev A.

Reason: For the avoidance of doubt.