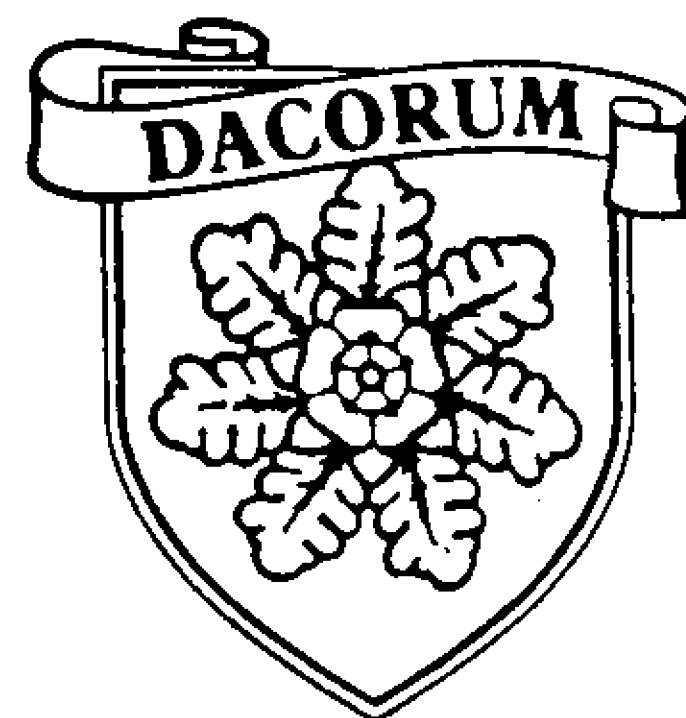




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1352/93

Country & Metropolitan Homes PLC
7 Lord Street
Watford
Herts
WD1 2LL

GHM Project Management Ltd
Wheathampstead Place
Wheathampstead
Herts
AL4 8SB

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

The Orchards & 5 Flint Cottages, High Street Green, Hemel Hempstead

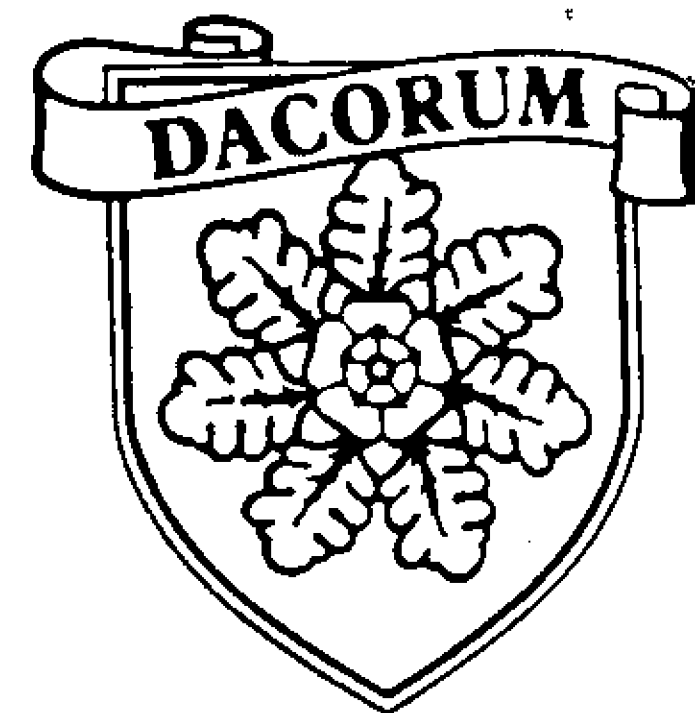
8 DWELLINGHOUSES VEHICULAR ACCESS & SINGLE STOREY SIDE EXTENSION TO 5 FLINT COTTAGES

Your application for *full planning permission* dated 30.09.1993 and received on 06.10.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.11.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1352/93

Date of Decision: 22.11.1993

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. 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 are offered for adoption)

Reason: To ensure proper drainage of the site.

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.

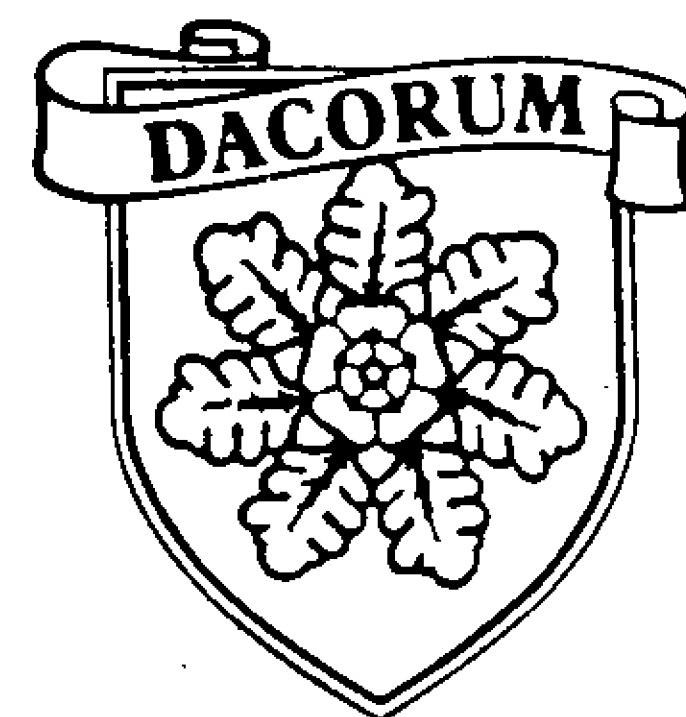
Reason: To maintain and enhance visual amenity.

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. PM 1070/DL/101 Revision B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1352/93

Date of Decision: 22.11.1993



7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Reason: In the interests of highways safety.

8. Sight lines of 2.4 x 90m 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.

Reason: In the interests of highways safety.

9. The kerb radii of the access shall be 10.5 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

10. Notwithstanding the details shown on Plan 4/1352/92 full details of the boundary treatment around the site shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of amenity.

11. All first floor windows within the flank elevations of the dwellings hereby approved shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.

12. There shall be no further windows inserted within the flank elevations of the dwellings hereby permitted without the prior written approval of the local planning authority.

Reason: In the interests of amenity.

13. 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.

Reason: In the interests of amenity.

14. The existing trees and hedges along the northern boundary of the site shall be protected during construction and shall not be removed without the prior written approval of the local planning authority.

Reason: In the interests of residential and visual amenity.