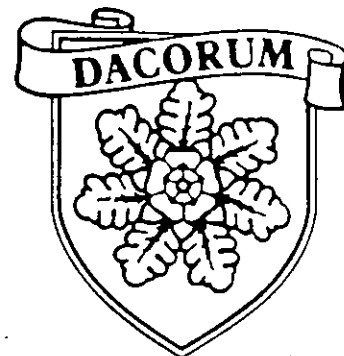




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1373/93

Circle 33 Housing Trust Ltd
152 Blackhorse Road
London
E17 6NH

Avebury Projects Ltd
24 Linford Forum
Rockingham Drive
Linford Wood
MK14 6LY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Cuffley Court/Bayford Close, Shenley Road, Hemel Hempstead

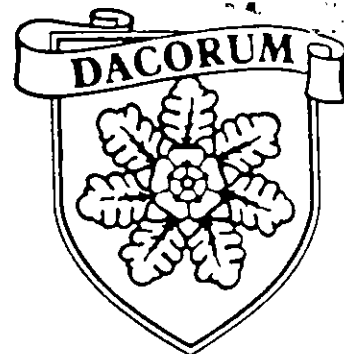
40 DWELLINGS FOR RENT (INFILL DEVELOPMENT)

Your application for *full planning permission* dated 08.10.1993 and received on 11.10.1993 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 20.01.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1373/93

Date of Decision: 20.01.1994

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. The existing hedge on the southern 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.

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.

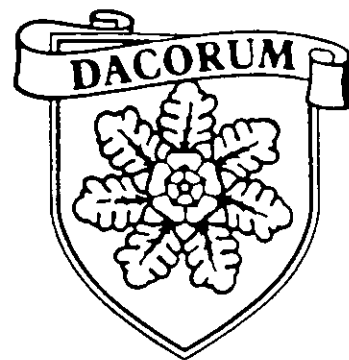
5. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

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

6. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development shall be carried out in accordance with the details as so approved.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1373/93

Date of Decision: 20.01.1994



(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.

7. No development shall take place until the Stopping-up Orders required under s.116 of the Highways Act 1980 in respect of the existing highways and footpaths shown on the approved plans to be closed off shall have been confirmed.

Reason: In the interests of highways safety.