

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1482/94

Bellway Homes Ltd (N.London)
Bellway House
Field End Road
Eastcote
HA4 9NH

DEVELOPMENT ADDRESS AND DESCRIPTION
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Plots 33-37, 41, 43, 44, 51 and 52 Mountbatten School, St Albans Road,
Hemel Hempstead

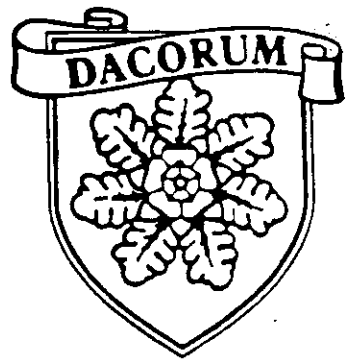
(AMENDMENT TO PREVIOUSLY APPROVED SCHEME) TEN HOUSES

Your application for *full planning permission* dated 11.11.1994 and received on
17.11.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning.

Date of Decision: 19.12.1994

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1482/94

Date of Decision: 19.12.1994

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. All planting, seeding or turfing shall be carried out in accordance with the landscape details submitted under ref.4/0237/94RM, and approved by the local planning authority on 25 October 1994. The planting, seeding or turfing shall be carried out in the first planting and seeding season following occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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 of species unless the local planning authority gives written consent to any variation.

Reason: To maintain and enhance visual amenity.

3. The development shall be carried out in accordance with the details of means for dealing with ground contamination and landfill gas set out in the report by Robinson Fletcher Consultants submitted to the local planning authority under reference 4/0237/94RM and approved on 25 October 1994.

Reason: To ensure ground contamination and landfill gas are dealt with so as not to cause risk to future occupants.

4. There shall be no means of vehicular access to the development from Redwood Drive (other than emergency access).

Reason: To prevent unacceptable traffic volume in Redwood Drive.

5. No part of the development hereby permitted shall be occupied until the footway link between Redwood Drive and Old Crabtree Lane shall have been provided.

Reason: To ensure adequate footpath access through the Mountbatten School site.

7. The development shall be carried out using the materials specified in the schedule of materials submitted to the local planning authority under reference 4/0237/94RM and approved on 25 October 1994, unless other materials are first approved in writing by the local planning authority.

Reason: To ensure satisfactory appearance.