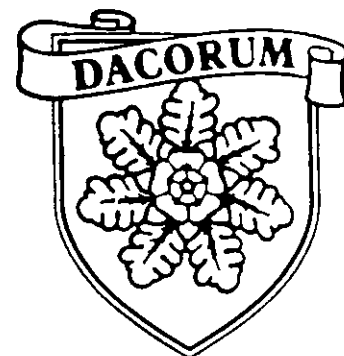




TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1504/93

Martin Grant Homes (UK) Ltd
Grant House
Felday Road
Abinger Hammer
Dorking
Surrey

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

rear of 24/26 Hillfield Road, Hemel Hempstead, Herts

2 DETACHED DWELLINGS (RENEWAL OF PLANNING PERMISSSION 4/1764/88)

Your application for *full planning permission* dated 08.11.1993 and received on 09.11.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 23.12.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1504/93

Date of Decision: 23.12.1993

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. 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 thereafter.

Reason: To maintain and enhance visual amenity.

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: 4/1504/93

Date of Decision: 23.12.1993



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. Excavation of the access road must be carried out by hand within the crown spread of the trees covered by the Tree Preservation Order shown coloured green on plan no. 202/01 and any roots greater than 7 cm diameter should be bridged.

Reason: To safeguard the residential amenity of the area.

8. No work shall be commenced until detailed proposals of the access road including levels shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory development.