

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1631/91

S Wharton
Wilton Lodge, Felden Lane,
Hemel Hempstead
Herts

Penton Smart & Grimwade
8 Spicer Street
St. Albans
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj: Wilton Lodge, Felden Lne, Hemel Hempstead.

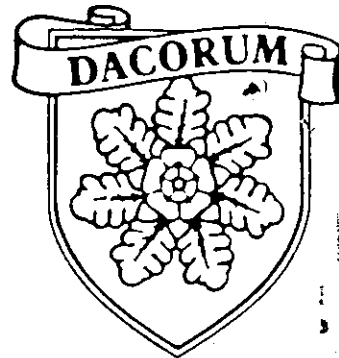
TWO DETACHED DWELLINGS (OUTLINE)

Your application for *outline planning permission* dated 03.12.1991 and received on 05.12.1991 has been **GRANTED**, subject to any conditions set out on the attached sheets.

Director of Planning.

Date of Decision: 14.02.1992

(encs. - Conditions and Notes).



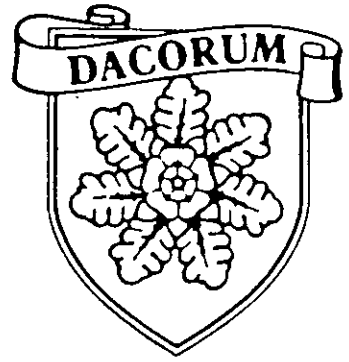
CONDITIONS APPLICABLE
TO APPLICATION: 4/1631/91

Date of Decision: 14.02.1992

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) The expiration of a period of five years commencing on the date of this notice.
 - (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
3. Details submitted in accordance with condition 1 hereof shall include:-
 - (a) a survey of the site including levels, natural features, trees and hedges;
 - (b) garaging and parking facilities;
 - (c) refuse collection and general storage arrangements;
 - (d) boundary treatment;
 - (e) construction of drains and sewers.
4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3 hereof shall have been provided.
5. 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.
6. 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.

CONDITIONS APPLICABLE
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REASONS:

1. To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.
2. To comply with the provisions of s.92 of the Town and Country Planning Act 1990.
- 3-4. To ensure a satisfactory development.
5. To maintain and enhance visual amenity.
6. In the interests of highways safety.