



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1744/89

North West Thames Regional  
Health Authority  
40 Eastbourne Terrace  
LONDON  
W2 3QR

Weatherall Green and Smith  
22 Chancery Lane  
LONDON  
WC2A 1LT

DEVELOPMENT ADDRESS AND DESCRIPTION  
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St Pauls Hospital, Queensway/Allendale, Hemel Hempstead

RESIDENTIAL DEVELOPMENT (OUTLINE)

Your application for *outline planning permission* dated 24.10.1989 and received on 25.10.1989 has been **GRANTED**, subject to the conditions set out on the attached sheets.

Director of Planning.

Date of Decision: XX.XX.XXXX

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1744/89

Date of Decision: XX.XX.XXXX

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, and natural features;
  - (b) a tree survey of the site recording the species, height, crown spread, diameter and condition of all trees and the height and spread of all hedgerows on the site;
  - (c) boundary treatment.
4. The housing developemnt hereby permitted shall be restricted to dwellings of two storey construction only except in locations approved by the local planning authority where three storey buildings may be acceptable.
5. 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.



6. 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.
7. 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.
8. The development or any part thereof shall not be commenced until:
  - (a) details of a drainage strategy shall have been approved in writing by the local planning authority; and,
  - (b) arrangements have been made to the satisfaction of the local planning authority for the provision of adequate foul and surface water drainage for the whole of the development. Such drainage provision should comprise the provision and/or enlargement of such existing infrastructure as may be necessary as determined by the local planning authority in consultation with the sewerage undertaker; and,
  - (c) in respect of sewers that are to be offered for adoption, full details of their design, layout and construction shall be submitted to and approved by the local planning authority.

(NOTE: The sewers offered for adoption should conform in all respects to the specification set out in the Third Edition of the Water Authorities Association document "Sewers for Adoption - A Design and Construction Guide for Developers", as amended by Dacorum Borough Council.)
9. Details submitted in accordance with condition 1. of this permission shall include detailed proposals for vehicle parking in accordance with standards adopted by the local planning authority.
10. Notwithstanding the provisions of s.55 of the Town and Country Planning Act 1990, any garage approved in accordance with condition 1. hereof shall not be used for any purpose other than the parking of vehicles or for storage purposes incidental to the enjoyment of the dwelling to which the garage belongs.



REASONS FOR CONDITIONS APPLICABLE  
TO APPLICATION: 4/1744/89

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. To ensure a satisfactory development.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. To maintain and enhance visual amenity.
8. To ensure proper drainage of the site.
9. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
10. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.