

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0236/93

Matthew Arnold & Baldwin
P O Box 101
20 Station Road
Watford
Herts
WD1 1HT

DEVELOPMENT ADDRESS AND DESCRIPTION

2 Belswains Cottages, Belswains Lane, Heme1 Hempstead
TWO SEMI DETACHED DWELLINGS (RENEWAL)

Your application for *outline planning permission* dated 12.02.1993 and received on 22.02.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 16.04.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/93

Date of Decision: 16.04.1993

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.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

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;

- (d) boundary treatment;

Reason: To ensure a satisfactory development.

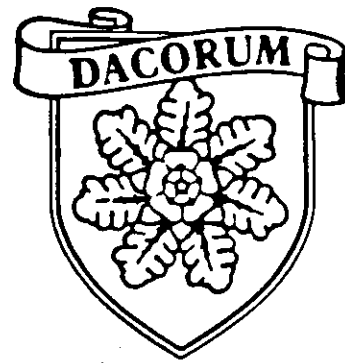
4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3(b), (c) and (d) hereof shall have been provided.

Reason: To ensure a satisfactory development.

/Continued...

CONDITIONS APPLICABLE
TO APPLICATION: 4/0236/93

Date of Decision: 16.04.1993



5. This permission does not extend to any of the details shown on Scheme F.

Reason: For the avoidance of doubt as the local planning authority is not satisfied that this layout is acceptable in terms of the Council's adopted environmental guidelines and criteria for residential development as specified in the policies of the Development Plan.

6. Notwithstanding the details shown on Scheme F details submitted in accordance with condition 1 of this permission shall include a tree survey of the site recording the species, height, crownsread, bole diameter, age and condition of all the trees, and the height and spread of all the hedgerows located on the site, indicating those trees and hedges which it is proposed to remove.

Reason: Trees and hedging within the site make a valuable contribution to the visual amenity of the locality. The local planning authority needs to ensure that these features are, where possible, retained in the interests of maintaining the visual amenity of the locality. To this effect a 1:200 scale plan will be necessary to show such detail.

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.

Reason: Trees and hedging within the site make a valuable contribution to the visual amenity of the locality. The local planning authority needs to ensure that these features are, where possible, retained in the interests of maintaining the visual amenity of the locality. To this effect a 1:200 scale plan will be necessary to show such detail.

8. 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.

9. 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.

Reason: In the interests of highways safety.