

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



COURTNEY DEVELOPMENTS LTD
C/O JEFFREY POWELL ASSOCIATES
74A BICESTER ROAD
AYLESBURY
BUCKS
HP19 3AL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00267/00/RES

2 BELSWAINS COTTAGES BELSWAINS LANE, HEMEL HEMPSTEAD, HERTS,
HP3
CONSTRUCTION OF 2 SEMI DETACHED DWELLINGS

Your application for the approval of details or reserved matters dated 09 February 2000 and received on 11 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 11 April 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00267/00/RES

Date of Decision: 11 April 2000

1. Notwithstanding the details submitted, no development shall take place until samples of the materials proposed to be used on the external walls and roofs of the dwellinghouses and the surface of the turning area shall have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: In the interests of the appearance of the dwellinghouses in relation to the adjoining area and for the avoidance of doubt.

2. Development shall not be begun until full details of the crossover shall have been submitted to and approved by the local planning authority.

Reason: In the interests of highways safety, in particular pedestrians using Footpath 71.

3. A sign shall be provided at the site entrance (in accordance with details which shall have been submitted to and approved in writing by the local planning authority) before the first occupation of the dwellinghouses hereby permitted alerting pedestrians to the location of the vehicular access, and thereafter the sign shall be retained at all times.

Reason: In the interests of highway safety, in particular for pedestrians using Footpath 71.

4. The development hereby permitted shall not be occupied until the turning space shown on Drawing No. 1999/450/1 Rev. A shall have been provided and shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may leave the site in forward gear in the interests of highway safety, in particular pedestrians using Footpath 71.

INFORMATIVES:

A. Strategic Sewers

The site is crossed by two large foul sewers and a surface water culvert as shown on the plan sent to the agent on 31 March 2000. Thames Water Utilities advise that no building should be sited closer than 3 metres from these sewers. It will be necessary for the developer to contact Thames Water Utilities for consent for connections to the public sewers. The contact at Thames Water Utilities is C H Green on 0171 713 3865.

B. Other Drainage Issues and Contaminated Ground

The developer's attention is drawn to the content (Planning Informatives and Advice to Applicant) of the letters dated 7 March 2000 and 2 June 1998 from the the Environment Agency to the Director of Planning at Dacorum Borough Council.

It will be noted that the Environment Agency's advice to the applicant points out that no soakaways shall be constructed in contaminated land and that there will be need to comply with Condition 14 of Outline Planning Permission 4/1601/97OUT.

C. Access for Persons with Disabilities

It will be necessary to comply with Part M of the Building Regulations relating to the provision of a level access to the dwellinghouses.

D. Vehicular Crossover

Further advice relating to this can be provided by Gary Speller of the Dacorum Borough Council's Highways Agency on (01442) 228358.