

# Dacorum Borough Council Planning Department

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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00302/00/OUT**

**58 HOBBS HILL ROAD, HEMEL HEMPSTEAD, HERTS, HP3 9QD**  
NEW DWELLING, GARAGE AND REPLACEMENT GARAGE AND NEW ACCESS  
SERVING NO.58 (OUTLINE)

Your application for outline planning permission dated 15 February 2000 and received on 17 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 09 June 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/00302/00/OUT**

Date of Decision: 09 June 2000

**1. Approval of the details of the design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. Details submitted in accordance with Condition 1 shall include the following:**

- (a) site drainage and all service routes;
- (b) existing and proposed levels of the site edged red and the surrounding land;
- (c) boundary treatment;
- (d) exterior lighting.

**Unless otherwise agreed in writing by the local planning authority, the development shall be carried out in accordance with the approval obtained under Condition 1 in relation to the matters set out at (a) to (d) above before the first occupation of the dwellinghouse, and thereafter the development shall be retained fully in accordance with the approved details.**

Reason: In the interests of the proper planning of the site.

5. The dwellinghouse hereby permitted shall be designed with:

- (a) a maximum of two bedrooms;
- (b) the rear elevations having only landing and bathroom windows, which shall be fitted with obscure glass and be non opening (with the exception of any top hung section);
- (c) the main first floor bedroom windows only in the front elevation;
- (d) no main bedroom windows in the flank walls;
- (e) the ridge level not exceeding that of No.1 Lower Barn.

Reason: To safeguard residential amenity, and in the interests of the appearance of the dwellinghouse in relation to No.1 Lower Barn, No.58 Hobbs Hill and the local street scene on this prominent site.

6. Before the commencement of the development hereby permitted the adjoining amenity land shall be fenced off with 1.2 m high chestnut paling fence on firm stake supports, in accordance with details which shall have been submitted to and approved in writing by the local planning authority. The fence shall be retained in accordance with the approved details until the completion of the development.

Reason: In the interests of safeguarding the amenity land during construction.

7. The details of the landscaping to be submitted in accordance with Condition 1 shall include details of the size, species and positions or density of the trees and shrubs to be planted and the proposed time of planting.

Reason: In the interests of the visual and residential amenity of the area.

8. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

9. The landscaping scheme shall include the following:

- (a) the permanent retention of the existing hedges at their existing height along the whole lengths of the boundaries of the site marked as "A-B" and "B-C" on the Proposed Site Layout Plan ( Scale 1:200);
- (b) the permanent retention of the whole length of the wall marked "D-E" on Proposed Layout Plan (Scale 1:200);
- (c) the erection of a new 1.8 m high close boarded fence along the whole

length of the boundary marked as "F-G" on the Proposed Layout Plan (Scale 1:200).

The fence referred to in (c) above shall be provided before the dwellinghouse hereby permitted is first occupied and thereafter this fence shall be permanently retained.

Reason: In the interests of visual and residential amenity.

10. The dwellinghouse hereby permitted shall not be occupied until the drive ways, garage and access for this dwellinghouse and No. 58 Hobbs Hill Road shall have been provided fully in accordance with details shown on the Proposed Site Layout (Scale 1:200), and the said drive ways, garage and access shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highway safety.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority within either any part of the retained residential curtilage of No. 58 Hobbs Hill Road or the residential curtilage of the dwellinghouse hereby permitted, unless otherwise agreed in writing by the local planning authority:

Schedule 2 Part 1 Classes A, B, C, E and F;  
Part 2 Classes A and B .

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

12. Before the dwellinghouse hereby permitted is first occupied the following changes shall be made to the rear first floor windows of No. 58 Hobbs Hill (marked as "1" and "2" on the Proposed Site Layout Plan Scale 1:200):

- (a) Rear Bedroom 1: the replacement of the existing rear bedroom window with obscure glass up to a lower cill level of 1.6 m as measured from the existing finished floor level, this part of the window to remain fixed at all times;
- (b) Rear Bedroom 1: the installation of a new window within the southern elevation of the existing dwellinghouse;
- (c) Rear Bedroom 2: the replacement of the existing rear window with obscure glass.

The above details shall be shown on a drawing which shall be submitted to and approved in writing by the local planning authority. Following the carrying out of all the above changes, there shall be no alterations to the windows of

## **Bedrooms 1 and 2.**

Reason: In the interests of safeguarding the residential amenity of the new dwellinghouse.

**13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), following completion of the dwellinghouse hereby permitted and the elevational changes to No. 58 Hobbs Hill Road specified in Condition 12, no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed in either the dwellinghouse hereby permitted or No. 58 Hobbs Hill Road, unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of No.58 Hobbs Hill Road, the new dwellinghouse hereby permitted, No.1 Lower Barn and No.60 Hobbs Hill Road.

**14. Samples of the obscure glass to be used for the windows referred to in Conditions 5 and 12 shall be submitted to and approved in writing by the local planning authority. Once the approved type of obscure glass has been installed, there shall be no change to the type of glass unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of the existing and new dwellinghouse and for the avoidance of doubt.

### Informatives:

1. None of the amenity land shall be used for the storage of materials, equipment or plant in connection with the carrying out of any of the development at the site.

2. It is unlikely that planning permission would be granted to enclose the existing adjoining amenity land within the residential curtilage of the new dwellinghouse, because of the important visual role of the land within the street scene.