



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

F J THOMPSON & CO
30 CHURCH STREET
RICKMANSWORTH
HERTS
WD3 1DJ

THE BOXMOOR TRUST
69 HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00355/99/FUL

142-156 LONDON ROAD, BOXMOOR, HEMEL HEMPSTEAD, HERTS
ERECTION OF 7 DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND SITE
WORKS INCLUDING LANDSCAPING

Your application for full planning permission dated 24 February 1999 and received on
26 February 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 13 April 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00355/99/FUL

Date of Decision: 13 April 1999

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until samples of the materials to be used in the construction of the parking and circulation area hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

4. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting 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 a 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 in 1 October and to end on 31 March in the next following year.

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

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed either before the buildings are occupied or in accordance with a timetable which shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No. 1950/7C shall have been provided, and they 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.

7. 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:

Schedule 2 Part 1 Classes A, B, C, D, E;
Part 2 Class A.

Reason: In order that the local planning authority may retain control over further development in the interests of visual and residential amenity.

8. During construction of the development, no solid matter shall be stored within 10 metres of the banks of the River Bulbourne.

Reason: To prevent solid materials from entering the River Bulbourne and causing pollution.