

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



JOHNSON & PARTNERS
MR P BAKER
39A HIGH STREET
HEMEL HEMPSTEAD
HERTS
HP1 3AA

C/O AITCHISON RAFFERTY
THE EXECUTORS OF D T WILLCOX
63 MARLOWES HEMEL HEMPSTEAD
HERTS
HP1 1LE

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00420/00/OUT

BLEGBERRY, SHOOTERSWAY, BERKHAMSTED, HERTS, HP4 3NN
FIVE NEW DWELLINGS

Your application for outline planning permission dated 25 February 2000 and received on 03 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 13 June 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00420/00/OUT

Date of Decision: 13 June 2000

1. Approval of the details of the design, 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. The landscaping details submitted in accordance with Condition 1 above shall include full details of both hard and soft landscape works and shall show proposed finished levels, all means of enclosure, driveways and car parking areas, other vehicle and pedestrian access and circulation areas, hard surfacing materials, proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc), and details of an implementation programme.

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

5. The landscaping details submitted in accordance with Condition 1 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting. In addition full details of any trees or hedging to be removed or cut back shall be submitted to and 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.

6. The trees shown for retention on the approved drawings shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

7. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved drawings or within any area protected by the fence referred to in Condition 6.

Reason: In order to ensure that damage does not occur to the trees during building operations.

8. 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, F, G and H;
Part 2 Classes A, B and C.**

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 and to protect existing trees and landscaping.

9. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

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

10. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with Condition 9 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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

11. None of the dwellings hereby permitted shall be occupied until the sight lines shown on Drawing No. 2927/09 Rev B shall have been provided, and they shall be maintained at all times thereafter.

Reason: In the interests of highway safety.

