



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

JOHNSON AND PARTNERS  
39a HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AA

DR A GARRATT  
SAYLES  
SHEETHANGER LANE  
FELDEN HEMEL HEMPSTEAD  
HERTS  
HP3 0BH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00509/99/OUT

SAYLES, SHEETHANGER LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3  
0BH  
CONSTRUCTION OF 1NO TWO STOREY DETACHED DWELLING

Your application for outline planning permission dated 19 March 1999 and received on  
22 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 16 August 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00509/99/OUT**

Date of Decision: 16 August 1999

**1. Approval of the details of the design and external appearance of the building 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 plans and particulars 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.**

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

**5. 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.