



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 - 4/00510/99/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: 4/00510/99/OUT

Date of Decision: 16 August 1999

1. Approval of the details of the siting, design and external appearance of the building[s], the means of access thereto 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.

6. The trees shown for retention on the approved Drawing No. 2482/03/rev B 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 7 metres from the

trunk of the trees.

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

7. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition (1) above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.

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 and F.
Part 2 Classes A.

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.

9. The details to be submitted for approval in writing by the local planning authority in accordance with Condition (1) above shall include details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land. The building shall be constructed with slabs at levels that have been approved in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

10. 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 Drawing No. 2482/03/rev B.

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

11. No development shall take place until details of the construction of the access to the the dwelling has been submitted to and approved by the local planning authority. The approved details shall be used in the implementation of the development.

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