



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MAURICE PHILLIPS PARTNERSHIP  
UNIT 2  
105 BELLINGDON ROAD  
CHESHAM  
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00518/99/DRC

ADJ. 36, THAMES AVENUE, HEMEL HEMPSTEAD, HERTS, HP2 6EE  
DETAILS OF SLAB LEVELS REQUIRED BY CONDITION 8 OF PLANNING  
PERMISSION 4/1446/98 (TWO SEMI-DETACHED DWELLINGHOUSES)

Your application for the approval of details required by condition dated 23 February 1999 and received on 24 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 25 March 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00518/99/DRC**

Date of Decision: 25 March 1999

**. No conditions.**

6. The trees shown for retention on the approved Drawing No. 2482/02/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 8, 6 and 8 metres from the trunk of trees T3, T4 and T5 respectively.

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 Drawing No. 2482/02/ rev B.

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

8. 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.

9. 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.

10. 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