

**Dacorum Borough Council  
Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



MS R SHORT  
COMMISSION FOR THE NEW TOWNS  
414 MIDSUMMER BOULEVARD  
CENTRAL MILTON KEYNES  
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00535/98/OUT**

**REAR OF 6-18, COTTERELLS HILL, HEMEL HEMPSTEAD, HERTS**  
**4NO DWELLINGS AND ASSOCIATED PARKING**

Your application for outline planning permission dated 23 March 1998 and received on 07 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

*David Nisbet*

Development Control Manager

Date of Decision: 25 March 1999

## **CONDITIONS APPLICABLE TO APPLICATION: 4/00535/98/OUT**

Date of Decision: 25 March 1999

1. **Approval of the details of the siting, design and 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. **Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking and garden areas 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 and amenity areas.

5. **Means of vehicular access to the permitted building shall be from Astley Road only. Prior to the occupation of any dwellings the access adjacent to 6 Cotterells Hill shall be blocked off from the development. Full details of the means of obstruction shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.**

Reason: In the interests of highways safety.

6. **No development shall take place until details of the proposed slab levels of the new dwellings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The new dwellings shall be constructed in accordance with the approved slab levels.**

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

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 a satisfactory appearance to the development and to safeguard the visual character of the immediate area.