



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

DEREK KENT ASSOCIATES
GREAT WHEELERS BARN
THE GREEN
SARRATT
NR RICKMANSWORTH HERTS
WD3 6BJ

HEMEL HEMPSTEAD PROPERTY CO LTD
C/O DEREK KENT ASSOCIATES
GREAT WHEELERS BARN
THE GREEN
SARRATT, HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00563/99/OUT

74 COWPER ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1PF
DEMOLITION OF 74 COWPER ROAD AND CONSTRUCTION OF 5NO 5-BEDROOM
TWO STOREY DETACHED UNITS, DOUBLE GARAGES AND ASSOCIATED
PARKING.

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

Director of Planning

Date of Decision: 27 May 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00563/99/OUT

Date of Decision: 27 May 1999

1. Approval of the details of the siting, design and external appearance of the buildings, 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. Sight lines of 2 m x 60 m shall be provided in each direction at the junction of the site access with Cowper Road within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highway safety.

5. The details of landscaping referred to in Condition 1 above shall include full details of both hard and soft landscape works. These details shall show the proposed finished levels or contours, all means of enclosure, vehicular and pedestrian circulation areas, all hard surfacing materials, proposed and all existing and proposed functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

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

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

7. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

8. No site clearance works shall take place until details of the protective fencing to be provided around the trees and hedges which are to be retained shall have been submitted to and approved in writing by the local planning authority and erected on site in accordance with that approval.

Reason: In order to protect existing vegetation and in the interests of visual amenity.

9. The existing hedge on the southern boundary of the site shall be retained and shall not be cut back or lopped without the prior written approval of the local planning authority

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

10. There shall be no vehicular access to the land to the west of the application site without the prior written approval of the local planning authority.

Reason: In the interests of highway safety.