

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HEAD OF CORPORATE ESTATE
CORPORATE SERVICE
HERTS COUNTY COUNCIL;
COUNTY HALL PEGS LANE
HERTFORD
SG138DQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00611/00/OUT

**SOUTH HILL HOUSE, HEATH LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE,
HP1 1TT
DEMOLISH EXISTING BUILDING AND CONSTRUCTION OF 12 FLATS**

Your application for outline planning permission dated 27 March 2000 and received on 29 March 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Dan Noble

Development Control Manager

Date of Decision: 03 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00611/00/OUT

Date of Decision: 03 November 2000

1. Approval of the details of the design and external appearance of the building (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. No development shall take place until details of protective fencing for the Yew tree located on the north side of the building to be demolished shall have been submitted to and approved by the local planning authority. The fencing as approved shall be erected prior to any works taking place and shall be permanently maintained during the construction period.

Reason: To protect and maintain the health of this important tree.

5. Notwithstanding the information shown on Drawing No. 0016/02 A, no footpath shall be constructed under the canopy of the Yew tree located to the north of the building proposed to be demolished.

Reason: To protect and maintain the health of this important tree.

6. Notwithstanding the provisions of Condition 4 above, no development shall take place until protective fencing shall have been erected in the positions shown by the thick black dashed lines on Drawing No. 0016/02 A. This fencing shall be permanently maintained during the construction period.

Reason: To protect and maintain the health of the important trees on the site.

7. Not less than 3 working days notice in writing shall be given to the local planning authority of the intention to commence any work on the foundations for the replacement highway boundary wall and the commencement of these works shall be undertaken in the presence of a representative of the authority.

Reason: In the interests of the visual amenities of the area.

8. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reason: In the interests of highway safety.

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 development shall take place until details of the design and appearance of the replacement highway boundary wall shall have been submitted to and approved by the local planning authority. The approved details shall be used in the implementation of the development.

Reason: For the avoidance of doubt.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 4, 41 and 46

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 51, 54, 94 and 105

Part 5 Environmental Guidelines

Sections 6 and 9

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9,10,11, 15, 55, 59, 74 and 100

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA11 Cotterells

Part 5 Environmental Guidelines

Sections 2 and 6