



# PLANNING

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00727/99/FUL

REAR OF 1-2 BELSWAINS COTTAGES, BELSWAINS LANE, HEMEL  
HEMPSTEAD, HERTS  
THREE DWELLINGS INTEGRAL GARAGES, ACCESS AND PARKING AREA

Your application for full planning permission dated 21 April 1999 and received on 22 April 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 September 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/00727/99/FUL**

Date of Decision: 17 September 1999

**1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

**2. Notwithstanding the details specified on the application form, no development shall take place until samples of the materials proposed to be used on the walls and roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory appearance to the development within the area.

**3. Before the commencement of any development the protective fencing specified on Drawing No. VE-ER-313-P7/1 in relation to all the trees and hedges shown for retention on that drawing and the Silver Birch tree referred to in Condition 4 shall be erected in accordance with details which shall have been submitted to and agreed in writing by the local planning authority. The protective fencing shall be provided and retained until the completion of the development fully in accordance with the approved details until otherwise agreed with the local planning authority.**

Reason: In the interests of protecting existing trees and hedges at the site which make an important contribution to the appearance of the area.

**4. Notwithstanding the details shown on Drawing No. VE-ER-313-P7/1, the Silver Birch tree hatched brown on this drawing shall be retained unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the appearance and residential amenity of the locality and for the avoidance of doubt.

**5. No development shall take place until details of the location of the site compound have been submitted to and approved in writing by the local planning authority; no materials, plant or machinery shall be stored in any area of the site outside of the approved compound.**

Reason: In the interests of safeguarding existing trees and hedges at the site which make an important contribution to the appearance of the area.

**6. The construction of the dwellinghouse on Plot 1 shall be carried out fully in accordance with the details shown on Drawing No. VE-ER-313-P7/1.**

Reason: In the interests of safeguarding the hedge forming the northern boundary of

the Plot. The hedge makes an important contribution to the appearance of the area.

**7. All construction work within the area shown hatched red on Drawing No. VE-ER-313-P7/1 shall be carried out using a "no dig" method, and notwithstanding the details shown on this drawing the area hatched brown shall be constructed of block paving, the details of which shall be submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding the existing trees and hedges at the site which make an important contribution to the appearance of the area.

**8. If within a period of five years from the date of the planting of any tree forming part of the approved new landscaping scheme for the development hereby approved that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. For the purposes of this condition, the approved new landscaping scheme constitutes the details shown on Drawing No. VE-ER-313-P7/1.**

Reason: In the interests of the appearance of the development.

**9. Full details of the fencing along the boundary labelled A-B shall be submitted to and approved in writing by the local planning authority and all the boundary fences as approved or as shown on Drawing No. VE-ER-313-P7/1 shall be provided before the first occupation of the dwellinghouses hereby permitted, and thereafter this boundary fencing shall be retained at all times unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the appearance and residential amenity of the area.

**10. The dwellinghouses hereby permitted shall not be occupied until the means of vehicular access has been constructed in accordance with Drawing No.VE-ER-313-P7/1. The access shall include the provision of a sign at the site entrance alerting pedestrians to the location of the site entrance, in accordance with details which shall have been submitted to and approved in writing by the local planning authority.**

Reason: In the interests of highways safety.

**11. No dwellinghouse hereby permitted shall be occupied until the parking spaces and garages shown on Drawing No. VE-ER-313-P7/1 shall have been provided, and with the exception of the parking space labelled "x" the garages and parking spaces shall only be used for the purposes approved. The space marked "x" shall be only used for vehicle turning.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle

parking facilities and in the interests of highway safety.

**12. 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) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the respective dwellinghouses and they shall not be converted or adapted to form living accommodation unless otherwise agreed in writing by the local planning authority.**

Reason: To ensure the provision of adequate provision of off street parking and in the interests of highway safety.

**13. 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, E and F;  
Part 2 Classes A and B.**

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 area, safeguarding existing vegetation, and ensuring the maintenance of an adequate amount of off street parking in the interests of highway safety.

**14. The windows labelled C and D on Drawing No. VE -ER-313 P12 shall at all times be fitted with obscure glass, and only the upper part of the window hatched green shall be opening with a top hung fitting. The type of obscure glass to be used for the opening shall be submitted to and approved in writing by the local planning authority before it is installed.**

Reason: In the interests of safeguarding the residential amenity of No.8 Dell Meadow and the dwellinghouse on Plot 2.

**15. No work shall be started on any part or parts of the development hereby permitted until either:**

**(a) there has been submitted to the local planning authority in respect of that part or parts of the development evidence that:**

**(i) there is no contamination of the land or groundwater or presence of landfill gas in the land comprising that part or parts to be developed;**

**and**

**(ii) there is no likelihood that such contamination will occur of the land comprising that part or parts of the development as a result of**

development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable;

OR

- (b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or groundwater and/or presence of landfill gas in the land comprising the part or parts of the development and the means by which such contamination and/or gases are to be controlled or removed;

and no part or parts of the development shall be carried out other than in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

**16. Any exterior lighting of the development shall be submitted to and approved in writing by the local planning authority.**

Reason: In the interests of safeguarding the residential amenity of existing adjoining dwellinghouses, the dwellinghouses subject to this planning permission, highway safety, the local environment and crime prevention.

#### INFORMATIVES:

##### **A. Strategic Sewers**

Before the development is commenced the developer is advised to contact Thames Water Utilities Information Group (telephone 0118 925 1515) relating to the relationship of the development to the strategic sewers within the site.

##### **B. Other Drainage Issues**

Under the terms of the Water Resources Act 1991, the prior consent of the Environment Agency is required for the dewatering from any excavation or development to a surface watercourse. It is recommended that the developer contacts Stephen Summerfield on (01494) 431331.

##### **C. Access for Persons with Disabilities**

There will be a need to comply with the revised Part M of the Building Regulations.

##### **D. Formation of Vehicular Access**

The developer is advised to contact Mr Speller or Mr Bishop of the Borough Council's Environmental Services Department relating to the crossover requirements.