



PLANNING

SHAW KAVANAGH
30-34 QUEENS WAY
LONDON
W2 3RX

Applicant:

GOLDEN CROSS SERVICE STATION
C/O SHAW CAVANAGH
30-40 QUEENS WAY
LONDON
W2 3RX

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00757/97/FUL
CONSTRUCTION OF FOUR TERRACED HOUSES AND TWO DOUBLE
GARAGES
BOXMOOR SERVICE STATION, ST. JOHNS ROAD, HEMEL HEMPSTEAD,
HERTS, HP1 1QQ

Your application for full planning permission dated 14 May 1997 and received on 16 May 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 10 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00757/97/FUL

Date of Decision: 10 July 1997

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

4. 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 the 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.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. SK120597-01 shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) 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, F, G and H
Part 2 Classes A, B and C.**

Reason: In the interests of residential amenity.

CONDITIONS APPLICABLE TO APPLICATION: 4/00757/97/FUL

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7. 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 garage hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and they shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway safety and to ensure the satisfactory provision of off-street vehicle parking.

8. Before the development hereby permitted commences on the site a soil and groundwater survey of the site shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such degree as the local planning authority may stipulate. If the survey identifies any contamination of the site, a scheme for decontamination of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.

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

9. A 2.4 m x 2.4 m visibility splay shall be provided on the southern side of the new access within which there shall be no obstruction to visibility between 600 mm and 2 m above the footway level.

Reason: In the interests of highway safety.

10. Notwithstanding the details shown on the approved drawings, the walls fronting St Johns Road shall not exceed 600 mm in height.

Reason: In the interests of highway safety.