



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

Applicant:

MR M COOPER
C/O GORDON SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 7JP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00758/98/OUT

REAR OF 1-2 BELSWAINS COTTAGES, BELSWAINS LANE, HEMEL
HEMPSTEAD, HERTS
DEMOLITION OF EXISTING DOUBLE GARAGE AND CONSTRUCTION THREE
HOUSES, GARAGES AND PARKING.

Your application for outline planning permission dated 27 April 1998 and received on
28 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 22 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00758/98/OUT

Date of Decision: 22 June 1998

1. Approval of the details of the 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 shall include a survey of the site including levels, trees and hedges and all proposed boundary fencing. In particular, these details shall make provision for the lengths of hedging between points 'A' and 'B' and between 'C' and 'D' on plan no. 4/0758/98OUT and these lengths shall be permanently retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the street scene.

5. The details and particulars submitted in accordance with condition 1 above shall include the size, species and positions or density of all trees and hedges to be planted and the proposed time of planting.

Reason: In the interests of the appearance of the development within the street scene.

6. All hedges and trees which are shown to on the approved plan no. 4/0758/98OUT or which are required by condition to be retained shall be protected during the whole period of site excavation and construction by the erection and retention of fencing in accordance with the requirements of British Standard 5837:1991, details of which shall be submitted to and approved by the local planning authority before the commencement of any development.

Reason: In the interests of safeguarding the existing vegetation.

7. No materials, plant, soil or spoil shall be stored within the areas hatched green on plan no. 4/0758/98OUT.

Reason: In the interests of safeguarding the existing vegetation.

8. The proposed boundary fencing referred to in condition 4 and approved in accordance with condition 1 shall be provided before any of the dwellinghouses hereby permitted is first occupied, and thereafter the approved fencing shall be permanently retained, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential and visual amenity of the locality.

9. The dwellinghouses hereby permitted shall not be occupied until all the parking spaces have been laid out and the garages provided within the site in accordance with the details shown on plan no. 4/0758/98OUT, and the spaces and garages shall only be used thereafter for the parking of vehicles for Dwellinghouses A, B and C, No. 2 Belswains Cottages and for visitors, in accordance with the details set out on the plan referred to above.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities, in the interests of highway safety and for the avoidance of doubt.

10. The dwellinghouses hereby permitted shall not be occupied until the turning area shown on plan no. 4/0758/98 OUT shall have been provided and this area shall not be used thereafter for any purpose other than the turning of vehicles.

Reason: To ensure that vehicles may enter and leave the site in forward gear and in the interests of highway safety.

11. A 2 m x 2 m visibility splay shall be provided each side of the access, as measured from the back of the footpath within which there shall be no obstruction to visibility between 600 mm and 2 m above the footpath level and the access shall be no more than 4 m in width.

Reason: In the interests of highways 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) 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; and
Part 2 Classes A, and B.**

Reason: In the interests of the visual and residential amenity.

13. 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.

14. Before the commencement of any development a scheme for the drainage of the site shall be submitted and approved in writing by the local planning authority; the development shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring that all aspects of the site's drainage have been addressed, in particular the relationship of the development to strategic sewers which are located within the site.

**NORTHGATE
DOCUMENT STAMPED
TO ENSURE DETECTION
BY SCANNER**