



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

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

Applicant:

BRITONE DEVELOPMENTS (WATFORD) LTD  
C/O DEREK KENT ASSOCIATES  
GREAT WHEELERS BARN  
THE GREEN SARRATT  
HERTS  
WD3 6BJ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00763/98/OUT**

**REAR OF 20-22, HILLFIELD ROAD, HEMEL HEMPSTEAD, HERTS**  
**7 NO 4 BEDROOM HOUSES, PARKING AND VEHICULAR ACCESS**

Your application for outline planning permission dated 28 April 1998 and received on 29 April 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 29 June 1998

**CONDITIONS APPLICABLE TO APPLICATION: 4/00763/98/OUT**

Date of Decision: 29 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. The landscaping details referred to in Condition 1 shall provide full details of both hard and soft landscape works, and shall include proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, all hard surfacing materials and details of all plant material.**

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

**5. 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.

**6. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards set out in the Dacorum Borough Local Plan.**

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

**7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 6 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.**

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