



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

JARVIS HOMES LIMITED
JARVIS HOUSE
212 STATION ROAD
HARPENDEN
HERTS
AL5 4EH

Applicant:

BRITISH GAS PLC
C/O JARVIS HOMES LIMITED
JARVIS HOUSE
212 STATION ROAD
HARPENDEN, HERTS
AL5 4EH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00790/98/FUL

**BRITISH GAS PLC, GAS HOLDER SITE, BROOK STREET, TRING,
HERTFORDSHIRE, HP23
ERECTION OF 12NO 1-BEDROOM FLATS, 8NO 2-BEDROOM FLATS AND
ALTERATIONS TO THE ACCESS (RENEWAL OF P/P 4/1114/93)**

Your application for full planning permission dated 28 April 1998 and received on 01 May 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 29 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00790/98/FUL

Date of Decision: 29 June 1998

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. The access shall include provision of sightlines of 2.4 m x 90 m in both directions within which there shall be no obstruction more than 600 mm above carriageway level.

Reason: To ensure satisfactory visibility at the junction with Brook Street, in the interests of highway safety.

3. No part of any building shall be commenced until the first 10 m of the access road (measured from the eastern carriageway edge of Brook Street) shall have been constructed to base course level.

Reason: To ensure satisfactory and safe access for construction and other traffic having regard to the gradients of the site and the volume of traffic on Brook Street.

4. No part of any building shall be commenced until the sightlines referred to in Condition 2 shall have been provided and they shall be maintained at all times thereafter.

Reason: To ensure satisfactory and safe access for construction and other traffic having regard to the gradients of the site and the volume of traffic on Brook Street.

5. No flat shall be occupied until its related garages and/or parking spaces shall have been provided, and they shall be kept available for use for the parking of vehicles at all times thereafter.

Reason: To ensure satisfactory off-street parking provision.

6. The access road and parking areas shall be constructed in concrete block paving or similar materials, details of which shall be submitted to and approved by the local planning authority before development commences.

Reason: To ensure satisfactory external appearance having regard to the high density nature of the scheme and the lack of available space for landscape planting.

7. No part of the development shall be occupied until the roadway, turning and circulation areas shall have been laid out and constructed to base course level.

Reason: To ensure satisfactory vehicular access is available to residents.

8. 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 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

9. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

10. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

11. 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 those parts of the development (including the site of the "gas housing") evidence that:

- (i) there is no contamination of the land or ground water or presence of landfill gas in the land comprising that part or those parts to be developed;
- (ii) there is no likelihood that such contamination will occur of the land comprising that part or those 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 ground water 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 those part or parts of the said development shall be carried out in accordance with the details so approved.

Reason: To ensure that the development of the site can proceed safely.