



PLANNING

Agent:

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Applicant:

VILLIERS ESTATES LTD
114 PINNER ROAD
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TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00817/97/FUL
DEMOLITION OF EXISTING DWELLINGHOUSE AND STRUCTURES AND
ERECTION OF NEW DWELLINGHOUSE AND GARAGE
HOLLYCOT, HOGPITS BOTTOM, FLAUNDEN, HEMEL HEMPSTEAD, HERTS,
HP3 0PX**

Your application for full planning permission dated 21 May 1997 and received on 23 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: 18 July 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00817/97/FUL

Date of Decision: 18 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 The dwellinghouse, double garage and the turning/parking area hereby permitted shall be carried out fully in accordance with the details specified on Drawing No. HBF/VE/P4A unless alternative details are otherwise agreed in writing by the local planning authority.

Reason: The use of these materials will ensure that the replacement dwellinghouse and garage are assimilated within the rural street scene and for the avoidance of doubt.

3 The planting of the hedge around the boundary coloured green on Drawing No. HBF/VE/P6 shall be carried out in the first planting season following the completion of the dwellinghouse hereby permitted and this hedge shall be planted in a double staggered row with 0.5m spacing, at an initial planting height which shall be first agreed in writing by the local planning authority.

Reason: In the interests of ensuring that the replacement dwellinghouse and its associated garden, as edged red on Drawing No. HBF/VE/P6, are assimilated within the street scene. The hedge will physically separate the garden of the dwellinghouse from the area edged blue on Drawing No. HBF/VE/P6 which is not part of the garden of the replacement dwellinghouse hereby permitted.

4 The existing vegetation coloured orange on Drawing No. HBF/VE/P1/A shall be permanently retained and before construction work commences details shall be submitted to and approved by the local planning authority of measures for the protection of this vegetation for the whole period of construction.

Reason: The existing vegetation makes an essential contribution to the rural street scene. It is necessary to retain this vegetation in the interests of maintaining the existing visual quality of the rural street scene.

5 The dwellinghouse shall not be occupied until a means of vehicular access has been constructed in accordance with the details shown on Drawing No. HBF/VE/P1/A.

Reason: In the interests of highways safety.

6 The only means of vehicular access to serve the replacement dwellinghouse shall be that shown on Drawing No. HBF/VE/P1/A, and the existing access to the land edged blue on Drawing No. HBF/VE/P1/A shall be permanently closed following the first occupation of the dwellinghouse hereby permitted; thereafter the only vehicular access to the area edged blue shall be a gated access linked to the turning area of the dwellinghouse, as agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and in the interests of highways safety.

7 The existing dwellinghouse and building hatched purple on Drawing No. HBF/VE/P1A on the land edged red and blue respectively on Drawing No. HBF/VE/P6 shall be demolished before the first occupation of the dwellinghouse hereby permitted.

Reasons: (a) The dwellinghouse hereby permitted is a replacement for the existing, and this permission is only granted on the basis that the existing dwellinghouse is demolished; (b) The building hatched purple will be replaced by the detached double garage.

8 Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (Schedule 2 Part 1 Classes A,B,C,E,F and Part 2 Classes A and B) (or any Order revoking or re-enacting that Order with or without modification) there shall be no development carried out under these Classes within the area edged red as shown on Drawing No. HBF/VE/P6 without the express written permission of the local planning authority.

Reason: To enable the local planning authority to retain control over future development within the residential curtilage of the replacement dwellinghouse, in the interests of safeguarding the Metropolitan Green Belt, protecting the rural appearance of the locality and the residential amenity of 'Villa Tora'.

9 The residential curtilage of the replacement dwellinghouse hereby permitted only relates to the area edged red on Drawing No. HBF/VE/P6.

Reason: To protect the openness of the Green Belt.

10 The bathroom and en-suite windows shall be permanently fitted with obscure glass.

Reason: To safeguard residential amenity, particularly for 'Villa Tora'.

11 The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:

Ref No.	Development	Date of Permission
4/0087/94	Replacement Dwellinghouse	4/5/1994
4/0711/96	Replacement Dwellinghouse	23/7/1997.

No part of the development referred to in these permissions shall be carried out if any part of the development hereby permitted has been implemented.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the County Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.