



**PLANNING**  
Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

QUILTER SAVILL ASSOCIATES  
5 SEAGERS  
GREAT TOTHAM  
MALDON  
ESSEX  
CM9 8PB

Applicant:  
COUNTY AND METROPOLITAN HOMES PLC  
HAREFIELD HOUSE  
HIGH STREET  
HAREFIELD  
MIDDX  
UB9 6RH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00848/99FUL

- 1 GREENACRES. HEMEL HEMPSTEAD

DEMOLITION OF EXISTING HOUSE AND GARAGE. ERECTION OF THREE  
FOUR BEDROOM DETACHED HOUSES.

Your application for full planning permission dated 10 May 1999 and received on  
11 May 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 June 1999

## **CONDITIONS APPLICABLE TO APPLICATION: 4/00848/99FUL**

Date of Decision: 10 June 1999

- 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 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.

- 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 and these works shall be carried out as approved.**

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

- 4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.**

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

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

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

- 6. 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.

7. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

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

8. The trees shown for retention on the approved Drawing No. QSA:540.4 by means of a bold black outline shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

Reason: In order to ensure that damage does not occur to the trees during building operations.

9. No materials, plant soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. QSA:540.4.

Reason: In order to ensure that damage does not occur to the trees during building operations.

10. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

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

11. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No.

**QSA:540.4 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.

- 12. No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed with the approved slab levels.**

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.