



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MACKENZIE ARCHITECTS
SUITE 8
14 THE CAUSEWAY
BISHOP'S STORTFORD
HERTS
CM23 2EJ

AACRON PECKHAM LTD
UNIT 20
GREENWAY CENTRE BUSINESS PARK
53 NORMAN ROAD
GREENWICH
SE10 9QF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00863/99/FUL

15-19 GREEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS
DEMOLITION OF EXISTING BUNGALOWS ERECTION OF SIX FIVE-BEDROOM
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: 17 August 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00863/99/FUL

Date of Decision: 17 August 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 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.

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. 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.

5. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved Dwg No 576-22; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be

undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

6. Demolition of 15, 17 and 19 Green Lane shall have taken place prior to the commencement of any development associated with the application hereby approved.

Reason: A phased approach to development would result in conditions prejudicial to residential amenity.

7. 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]
Part 2 Classes [A, B and C].**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No.576-22 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.

9. Notwithstanding the details shown on the approved plans there shall be no gates erected on the access road without the prior written approval of the local planning authority.

Reason: In the interests of highway safety.

10. Sight lines of 2.4m x 30m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2m above carriageway level.

Reason: In the interests of highways safety.

11. 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.

12. The existing access drives serving 15 and 19 Green Lane shall be closed and reinstated/planted in accordance with a scheme to be submitted and approved by the local planning authority.

Reason: In the interests of highway safety and visual amenity.