

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR R B V FAILES
1 GRANES END
GREAT LINFORD
MILTON KEYNES
MK14 5DY

SEIMA DEVELOPMENTS LTD
7 WESTCLIFFE
TWO MILE ASH
MILTON KEYNES
MK8 8DU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00909/00/FUL

THE MEAD, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA
DEMOLISH EXISTING DWELLING AND CONSTRUCT TWO NEW HOUSES WITH
INTEGRAL GARAGES

Your application for full planning permission dated 12 May 2000 and received on 16 May 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Diana Noble

Development Control Manager

Date of Decision: 05 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00909/00/FUL

Date of Decision: 05 September 2000

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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. RF-00-1210 sheet 2 Rev. A 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.

4. The windows at first floor level in the side elevations of the dwellings hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

5. 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 shall 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.

NOTE

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 – 2011

Policy 1

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 8 and 9

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 – 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 9 and 10

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA30 Redbourn Road

Part 5 Environmental Guidelines

Section 10

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MR R B V FAILES
1 GRANES END
GREAT LINFORD
MILTON KEYNES
MK14 5DY

SEIMA DEVELOPMENTS LTD
7 WESTCLIFFE
TWO MILE ASH
MILTON KEYNES
MK8 8DU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00909/00/FUL

**THE MEAD, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS, HP2 7BA
DEMOLISH EXISTING DWELLING AND CONSTRUCT TWO NEW HOUSES WITH
INTEGRAL GARAGES**

Your application for full planning permission dated 12 May 2000 and received on 16 May 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Dave Roby.

Development Control Manager

Date of Decision: 05 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00909/00/FUL

Date of Decision: 05 September 2000

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. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. RF-00-1210 sheet 2 Rev. A 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.

4. The windows at first floor level in the side elevations of the dwellings hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

5. 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 shall 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.

NOTE

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 – 2011

Policy 1

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 8 and 9

Part 5 Environmental Guidelines

Section 10

Dacorum Borough Local Plan 1991 – 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 9 and 10

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA30 Redbourn Road

Part 5 Environmental Guidelines

Section 10