



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MAURICE PHILLIPS PARTNERSHIP  
30 BOVINGDON GREEN  
HEMEL HEMPSTEAD  
HERTS  
HP3 0LB

Applicant:  
MRS S J GERVAISE-JONES  
THE GRANGE  
BOVINGDON GREEN  
HEMEL HEMPSTEAD  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00914/97/OUT

PLOT 2 REAR 30, CHIPPERFIELD ROAD, BOVINGDON, HEMEL HEMPSTEAD,  
HERTS, HP3  
ERECTION OF FIVE BEDROOM HOUSE AND DOUBLE GARAGE

Your application for outline planning permission dated 5 June 1997 and received on 6 June 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning,

Date of Decision: 22 August 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00914/97/OUT**

Date of Decision: 22 August 1997

**1. Notwithstanding the details on the approved plan 4/0914/97 approval of the details of the siting, design and external appearance of the building, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.**

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.**

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

**4. The plans and particulars submitted in accordance with condition 1 above shall include:**

**(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site showing which trees are to be retained and the crown spread of each retained tree;**

**(b) details of the species, diameter, and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;**

**(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;**

**(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site.**

**CONDITIONS APPLICABLE TO APPLICATION: 4/00914/97/OUT**

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**(e) details of the specification and position of fencing for the protection of any retained tree from damage before or during the course of development.**

**In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.**

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

**5. The construction of the dwelling hereby permitted shall not commence until the front wall and pier at No. 30 Chipperfield Road shall have been removed and replaced as shown on Plan 4/ 0914/97.**

Reason: In the interests of highway safety.

**6. No work shall be started on site until detailed proposals for vehicle parking within the curtilage of the site shall have been submitted and approved by the local planning authority.**

Reason: To ensure the adequate provision of off-street vehicle parking.

**7. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition (1) above shall include a scheme indicating all of the proposed means of enclosure within and around the site whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the buildings to which it relates are constructed.**

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.