

Dacorum Borough Council Planning Department

Civic Centre Marlowes
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HIGHTOWN PRAETORIAN HOUSING ASSOCIATION
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01010/00/FUL

ADJ. 25-41, DOWNSIDE, HEMEL HEMPSTEAD, HERTS
TERRACE OF FOUR THREE BEDROOM DWELLINGS AND TWO STOREY
BUILDING COMPRISING TWO MAISONNETTES AND PARKING FACILITIES

Your application for full planning permission dated 31 May 2000 and received on 02 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 11 June 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01010/00/FUL

Date of Decision: 11 June 2001

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 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. 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; and an implementation programme.

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

5. 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 and B.**

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.

6. No development shall take place until details of the proposed slab levels of

the dwellings 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 dwellings shall be constructed with the approved slab levels.

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

7. The development shall not be brought into use until the 26 parking spaces shown on Drawing No. 29756 02 rev A shall have been provided, and these spaces shall thereafter only be used for the parking of vehicles.

Reason: To ensure a sufficient level of car parking to meet the needs of the residents of the development and existing residents in the locality.

NOTE:

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

Hertfordshire Structure Plan Review 1991 – 2011

Policies 1, 2, 3, 6, 8, 9, 10, 22, 25, and 46

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 13, 15, 16, 19, 49, 54, 101, 102 and 105

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 9

Dacorum Borough Local Plan 1991 – 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 17, 18, 19, 21, 22, 52, 56, 59 and 110

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA15 St. Pauls

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6, 7 and 9