



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TWIGDEN HOMES
SOUTHERN HOUSE
THE WHARF
GODALMING
SURREY
GU7 1HU

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01042/97/FUL

LAND OFF FELDEN LANE, FELDEN, HEMEL HEMPSTEAD, HERTS, HP3 0BA
ERECTION OF EIGHT DWELLINGS, GARAGES, ROADS AND ACCESS

Your application for full planning permission dated 30 June 1997 and received on 2 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 September 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01042/97/FUL

Date of Decision: 10 September 1997

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 dwellinghouse shall be occupied until the roadway, associated levels, access, parking bays (1, 2 and 3), footpath, speed table, raised ramp, service margin and visibility splay adjoining Plot 2 shall all have been provided fully in accordance with the details shown on Drawing No. FLHH/03 rev F, and thereafter there shall be change to any of these details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety, and to ensure that there is adequate on street parking.

4. Sight lines of 2.5 m x 90 m to the south east and 2 m x 80 m to the north west shall be provided at the junction of the vehicular access onto Felden Lane as shown on Drawing No. FLHH/03 rev F, and within these sight lines there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highway safety.

5. The kerb radii of the access onto Felden Lane shall include a pram/wheelchair crossing.

Reason: In the interests of highway safety.

6. Before the commencement of the erection of any of the dwellinghouses hereby permitted, all the fencing and brick walls along the common boundary between the site and 'Amabilis' shall be carried out fully in accordance with the details shown on Drawing No. FLHH/03 rev F, and the details of the pollarding of the trees adjoining 'Amabilis' shall be agreed in writing by the local planning authority before any such work is carried out.

Reason: In the interests of safeguarding the residential amenity of 'Amabilis'.