



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING AND ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS

Applicant:

CHIPPERFIELD LAND COMPANY LTD
KINGS WORKS
KINGS LANE
CHIPPERFIELD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01073/97/FUL

10 HILLFIELD ROAD, HEMEL HEMPSTEAD, HERTS, HP2 4AB
DEMOLITION OF EXISTING HOUSE AND ERECTION OF TWO DETACHED
HOUSES WITH GARAGES

Your application for full planning permission dated 02 July 1997 and received on 04 July 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 17 December 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01073/97/FUL

Date of Decision: 17 December 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. The development hereby permitted shall be constructed of the materials as specified in the letter from E J Waterhouse & Sons Ltd dated 14 November 1997 and received by the local planning authority on 14 November 1997, provided that only the front elevations of the dwellinghouses shown coloured yellow on Drawing No. HR101B shall be rendered unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the development within the street scene.

3. Within a period of two months from the date of this planning permission, details of the size and species of all the planting shown on Drawing No. HR100 (REV B)/W shall be submitted for approval to the local planning authority, and the planting scheme shall be carried out fully in accordance with the approved details in the first planting season following the occupation of either of the dwellinghouses hereby permitted; for the purposes of this condition, a planting season shall commence on 1 October in any one year and shall end on 31 March in the next following calendar year.

Reason: In the interests of the appearance of the development within the street scene.

4. If within a period of five years from the date of the planting of any tree or hedge that tree or hedge, or any tree or hedge planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or hedge of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In the interests of the appearance of the development within the street scene.

5. Before the development hereby permitted is commenced a scheme for the provision of protective fencing for retained trees and hedging shall be submitted to and approved by the local planning authority; the approved protective fencing shall be provided on the site before the commencement of the development and shall be retained in position retained until the completion of the development or as may otherwise be agreed in writing by the local planning authority.

Reason: To safeguard retained vegetation in the interests of the appearance of the street scene.

6. The area hatched orange on Drawing No. HR100C (REV B)/W shall not be used for any form of storage during the carrying out of the development hereby permitted.

Reason: To safeguard the preserved trees located within the area in the interests of the appearance of the street scene.

7. Details submitted in accordance with condition 5 shall include the protection of the preserved trees located within the area hatched orange on Drawing No. HR100 (REV B)/W, and this area shall be totally enclosed for the whole period of construction of the development.

Reason: To ensure that the preserved trees and grassed area are protected for the duration of the construction work, in the interests of the appearance of the street scene.

8. The area hatched orange Drawing No. HR100 (Rev C) shall not be used for the parking of vehicles, and, 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 Class of the Order shall be carried out within this area without the prior written approval of the local planning authority:

Schedule 2 Part 2 Class A

Reason: In the interests of safeguarding the appearance of the street scene.

9. The dwellinghouses hereby permitted shall not be occupied until the arrangements for vehicle parking, garaging and turning areas shown on the Site Layout Plan (Scale 1:200) 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.

10. A 2 m x 2 m visibility splay shall be provided to each side of the accesses serving the dwellinghouses hereby permitted, as measured from the back edge of the footpath, within which there shall be no obstruction to visibility between 600 mm and 2 m above the footpath level.

Reason: In the interests of highways safety.

11. The gradient of the driveways for the dwellinghouses shall not be greater than 1 in 10 for the first 6 m from the edge of the carriageway.

Reason: In the interests of highway safety.

12. Neither of the dwellinghouses hereby permitted shall be occupied until boundary fencing for the site shall have been provided in accordance with a scheme which previously shall have been submitted to and approved by the local planning authority; the approved scheme shall thereafter be permanently retained.

Reason: In the interests of residential amenities and the appearance of the street scene.

13. The existing fence forming the eastern boundary of the application site shall be retained unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the appearance of the street scene.

14. 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, E and F;
Part 2 Classes A and B.**

Reason: In the interests of safeguarding the visual and residential amenity of the locality and in the interests of highway safety.

15. The bathroom, w.c. and en-suite windows of the dwellinghouses hereby permitted shall be permanently fitted with obscure glass and only the upper parts of the bathroom and w.c. windows facing No. 8 Hillfield Road shall be provided with opening lights.

Reason: In the interests of residential amenity.

16. The dwellinghouses hereby permitted shall be constructed fully in accordance with the details shown on Drawing No. HR 102C, and the rear gardens of both dwellinghouses shall measure 12m between Points A and B as shown on the Site Layout (Scale 1:200) Drawing received by the local planning authority on 19 November 1997.

Reason: In the interests of the appearance of the development within the street scene, the residential amenity of 8 Hillfield Road and to ensure that there are adequate sized gardens.