

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1077/94

Charela Holdings Ltd
The Pavilion
Shendish
London Road
Hemel Hempstead
Herts

DTZ Debenham Thorpe
44 Brook Street
London
W1A 4AG

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Rear of 162-274 Belswains Lane, Hemel Hempstead, Herts

RESIDENTIAL DEVELOPMENT

Your application for *outline planning permission* dated 12.08.1994 and received on 17.08.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

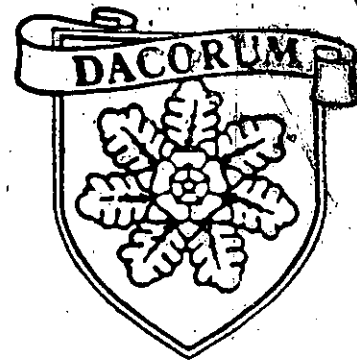
Date of Decision: 25.09.1995

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/1077/94

Date of Decision: 25.09.1995



1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

2. Details submitted in accordance with condition 1 hereof shall include:

- (a) a survey of the site including levels, natural features, trees and hedges;
- (b) garaging, parking, circulation, in accordance with the Council's approved standards;
- (c) internal road layout;
- (d) footpaths showing linkages into existing footpath network;
- (e) refuse collection and general storage arrangements;
- (f) boundary treatment;
- (g) construction of drains and sewers.

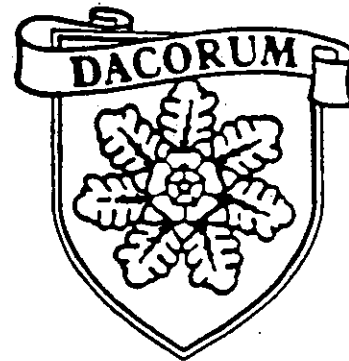
Reason: To ensure a satisfactory development.

3. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

Continued



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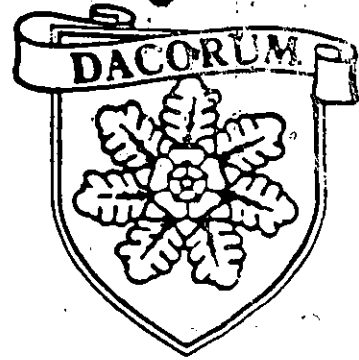
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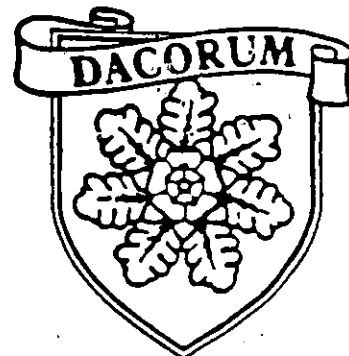
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Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

Continued



CONDITIONS APPLICABLE
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4. Surface water drainage works shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning authority in consultation with the National Rivers Authority before the development commences.

Reason: To ensure proper drainage of the site.

5. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Reason: To prevent pollution of the water environment.

6. No soakaways shall be constructed such that they penetrate the water table and shall not in any event exceed 3 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

7. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed with the planning authority in consultation with the National Rivers Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring shall then be submitted to and approved in writing by the planning authority in consultation with the National Rivers Authority before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.

8. Before development is commenced full details of the siting of the equipped play space/open space/amenity land shall be submitted to and approved by the local planning authority. The size of these areas shall accord with the requirements of the Belswains Lane Development Brief.

Reason: To ensure a satisfactory development and in the interests of amenity.

9. Details submitted in accordance with condition 8 of this permission shall include a scheme for the management and maintenance of the play space/open space/amenity area.

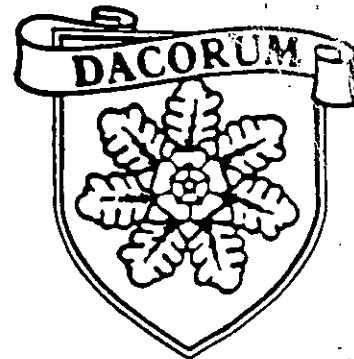
Reason: To ensure the satisfactory management of these amenities.

Continued



CONDITIONS APPLICABLE
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10. The details of landscaping to be submitted in accordance with condition 1 shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

11. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

12. Before development commences on site, there shall be submitted to the local planning authority the results of a comprehensive survey of the site to establish:

- (a) the presence or otherwise of toxic, noxious or explosive substances (including gases) in the topsoil and, if present, their quantities and location; and
- (b) whether, and if so what, measures are necessary to protect any structures built on the site, including underground services which may be provided, and to protect any occupiers from any contamination so found.

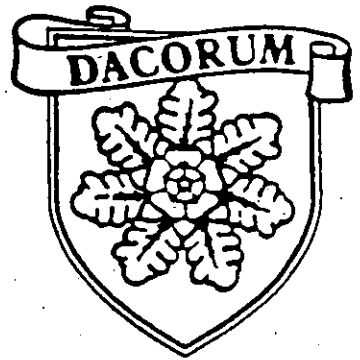
Reason: To ensure a satisfactory development.

13. Before development commences on site, a scheme for nullifying the adverse effects of any land contamination identified in the survey referred to in condition 12 shall be submitted to and approved by the local planning authority. Any such scheme as may be approved shall be implemented prior to the occupation of any building.

Reason: To ensure a satisfactory development.

Continued





CONDITIONS APPLICABLE
TO APPLICATION: 4/1077/94

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14. Construction work on properties adjacent to the existing industrial building shall not begin until a scheme for protecting the proposed dwellings from noise from the adjoining industrial buildings and uses has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before any of these residential units are occupied.

Reason: To ensure a satisfactory development.

15. Construction of the dwellings shall not commence until the proposed access and associated works shall have been constructed in accordance with the approved details shown on Drawing No. D/94129/4C.

Reason: In the interests of highways safety.

16. The works comprised in Phase 2 of the development shall not be commenced before a second access onto Belswains Lane which shall link into the approved access shown on Drawing No. D/94129/4C shall have been constructed in accordance with plans which shall have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highways safety.

17. Provided the existing access running adjacent to 276 Belswains Lane is retained the proposed traffic island as shown on Drawing No. D/94129/4C shall be relocated and constructed in a position to be agreed by the local planning authority.

Reason: In the interests of highways safety.

18. Before the commencement of development full details of boundary treatment between the existing access adjacent to 276 Belswains Lane and the proposed access shall be submitted to and approved by the local planning authority. The boundary treatment as approved shall be constructed prior to the occupation of the first dwelling.

Reason: To safeguard the residential amenity of the area.

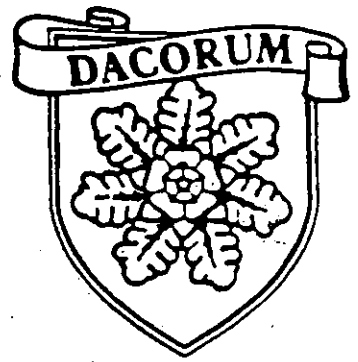
19. The internal road layout plans shall indicate an access to land to the rear of 240-262 Belswains Lane which shall be constructed prior to the occupation of the first dwellings within the application site.

Reason: To ensure a satisfactory development and to allow the comprehensive development of the Belswains Lane Development Brief site.

20. The existing access adjacent to No. 276 Belswains Lane shall not be used as a means of access or egress into the application site.

Reason: In the interests of highways safety.





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INFORMATION

There are a number of active badger setts within the application site. A licence may be required from English Nature to carry out works within 20 m of a badger sett. Prior to carrying out any works on the site, you are advised to contact English Nature and the Hertfordshire Environmental Records Centre.

