

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



MACKENZIE ARCHITECTS
THE FOLLY
18 HADHAM ROAD
BISHOPS STORTFORD
HERTS
CM23 2QR

AACRON PECKHAM LTD
UNIT 20
GREENWAY CENTRE BUSINESS PARK
53 NORMAN ROAD
GREENWICH
SE10 9QF

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01083/00/ROC

15-19 GREEN LANE, BOVINGDON, HEMEL HEMPSTEAD, HERTS
VARIATION OF CONDITIONS 6 AND 12 OF PLANNING PERMISSION
4/0863/99(DEMOLITION OF EXISTING BUNGALOWS, CONSTRUCTION OF SIX
5-BEDROOM HOUSES) DEVELOPMENT PHASING

Your application for removal of a condition on a previous permission dated 09 June 2000 and received on 12 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 03 August 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01083/00/ROC

Date of Decision: 03 August 2000

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 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

5. In this condition "retained tree" means an existing tree which is to be retained in accordance with Drawing No. 576-22 approved under planning permission 4/0863/99/FUL granted on 17 August 1999; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

6. No construction work associated with units 4,5 & 6 shall take place until No. 15 Green Lane shall have been demolished.

Reason: In the interests of residential amenity.

7. 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, B and C.**

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.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 576-22 approved under planning permission 4/0863/99/FUL granted on 17 August 1999 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.

9. Notwithstanding the details shown on the approved plans there shall be no gates erected on the access road without the prior written approval of the local planning authority.

Reason: In the interests of highway safety.

10. Sight lines of 2.4 m x 30 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.

Reason: In the interests of highway safety.

11. No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed with the approved slab levels.

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

12. The existing access drives serving 15 and 19 Green Lane shall be closed and reinstated/planted in accordance with a scheme and timetable which shall have been submitted to and agreed in writing by the local planning authority before any work starts on site.

Reason: In the interests of highway safety and visual amenity.

NOTE

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

Hertfordshire Structure Plan Review 1991 – 2011

Policies 1, 2 and 5

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 2, 8 and 9

Part 5 Environmental Guidelines

Section 3

Dacorum Borough Local Plan 1991 – 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 2, 9 and 10

Part 5 Environmental Guidelines

Section 3