

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BARKER PARRY TOWN PLANNING
33 BANCROFT
HITCHIN
HERTS
SG5 1LA

KEARNS PLANT HIRE
8 HAMILTON ROAD
ST ALBANS
HERTS
AL1 4PZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01108/00/OUT

LAND OPPOSITE SCHOOL HOUSE FARM, OLD WATLING STREET,
MARKYATE, ST. ALBANS, HERTS
ONE DWELLING

Your application for outline planning permission dated 15 June 2000 and received on 16 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 19 July 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01108/00/OUT

Date of Decision: 19 July 2001

1. Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. The details of landscaping to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 above 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. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and to safeguard

the visual character of the immediate area.

6. The details to be submitted for the approval in writing of the local planning authority in accordance with Condition 1 above shall include a scheme indicating all of the proposed means of enclosure within and around the site, whether by means of walls, fences or hedges. The approved means of enclosure round the external boundaries of the site shall be constructed, erected or planted prior to the commencement of other construction work on site and the approved means of enclosure within the site shall be constructed, erected or planted at the same time as the dwelling is constructed.

Reason: To ensure that the details and appearance of the development are acceptable to the local planning authority.

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 and E;
Part 2 Class A.**

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 details to be submitted for approval in writing by the local planning authority in accordance with Condition 1 above shall include details of the proposed slab levels of the dwelling in relation to the existing and proposed levels of the site and the surrounding land. The dwelling shall be constructed with slabs at levels that have been approved in writing by the local planning authority.

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

9. All structures existing on the site at the date of this permission shall be demolished and the materials removed within 56 days of the first occupation of the dwelling hereby permitted.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and Dacorum Borough Local Plan and for the avoidance of doubt.

10. No building on any part of the development hereby permitted shall exceed 6.5 metres in height.

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

11. The gross external floorspace of the dwelling and any outbuildings shall

not exceed 300 sq. m.

Reason: To safeguard and maintain the strategic policies of the local planning authority as expressed in the Structure Plan and the Dacorum Borough Local Plan and for the avoidance of doubt.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 5 and 29

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 3, 8, 9, 10, 13, 30, 46, 49, 89, 92 and 102

Part 5 Environmental Guidelines

Sections 2, 3 and 7

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 3, 9, 10, 11, 15, 34, 50, 52, 95, 98 and 107

Part 5 Environmental Guidelines

Sections 2, 3 and 7