



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

GORDON J SCOTT FRICS
2 GRANGE ROAD
TRING
HERTS
HP23 5JP

Applicant:

ROVEHURST LTD
4 MERIVALE ROAD
HARROW
MIDDLESEX
HA1 4BH

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01268/98/FHA

ADJ. 47, CHALFONT CLOSE, HEMEL HEMPSTEAD, HERTS
CONSTRUCTION OF 2NO THREE BEDROOM DETACHED HOUSES WITH NEW
ACCESS ROADWAY, PARKING AND LANDSCAPED AREA

Your application for full planning permission (householder) dated 17 July 1998 and received on 20 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 11 December 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01268/98/FHA

Date of Decision: 11 December 1998.

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. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; 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 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.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows. The scheme as approved shall be planted within 6 months of commencement of development unless otherwise agreed in writing by the local planning authority.

Reason: To maintain and enhance visual amenity.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity and to protect existing trees..

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 and E.

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. No development shall take place until details of all alterations to the existing levels on the site shall have been submitted to and approved in writing by the local planning authority. These details shall include any proposed grading of the application site including the levels and contours to be formed, showing the relationship of proposed levels to existing vegetation and the levels of land adjacent to the application site. The development shall be carried out in accordance with the approved details.

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

9. No work shall be started on the development hereby permitted until full details of the type of surfacing proposed for the access and parking pads together with details of the methods of excavation shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that damage does not occur to the trees during construction.

10. No work shall be started on the development hereby permitted until drainage works shall have been carried out in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: For the avoidance of doubt.

11. No work shall be started on the development hereby permitted until details shall have been submitted to and approved in writing by the local planning authority of a temporary access and parking area which will allow pedestrian and vehicle access to the flats and garages adjacent to the site during the construction period.

Reason: In the interests of highway safety and to allow emergency access to the adjacent development

12. The development hereby permitted shall not be occupied until the arrangements for vehicle parking, including the 6 visitors spaces and access road shown on Drawing No. 3 (Revised 16-10-98) 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.