

Dacorum Borough Council Planning Department

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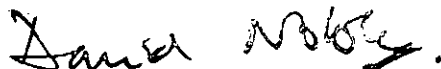
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01313/00/OUT

HEATHSIDE HOUSE 256-258, COTTERELLS, HEMEL HEMPSTEAD, HERTS,
HP1
CONSTRUCTION OF TWO DWELLINGS, PARKING AND NEW ACCESS

Your application for outline planning permission dated 14 July 2000 and received on 17 July 2000 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 28 September 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01313/00/OUT

Date of Decision: 28 September 2000

1. Approval of the details of the siting, design and external appearance of the buildings and the means of access thereto 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 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 buildings to which it relates are constructed.

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

5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle

parking facilities.

6. 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 buildings in relation to the existing and proposed levels of the site and the surrounding land. The buildings 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.

7. All structures existing on the site at the date of this permission shall be demolished and the materials removed from the site before any work starts on the construction of the dwellinghouses hereby permitted.

Reason: For the avoidance of doubt.

8. No work shall be started on any part or parts of the development hereby permitted until either:

(a) there has been submitted to the local planning authority in respect of that part or parts of the development evidence that:

(i) there is no contamination of the land or groundwater or presence of landfill gas in the land comprising that part or parts to be developed;
and

(ii) there is no likelihood that such contamination will occur of the land comprising that part or parts of the development as a result of development of other part or parts of the land the subject of this permission;

and the local planning authority have confirmed in writing that such evidence as submitted is acceptable;

OR

(b) a scheme has been submitted to and approved by the local planning authority indicating the extent of contamination of the land and/or groundwater and/or presence of landfill gas in the land comprising the part or parts of the development and the means by which such contamination and/or gases are to be controlled or removed;

and no part or parts of the development shall be carried out other than in accordance with the approved plans.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development.

NOTE:

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

Hertfordshire Structure Plan Review 1991 - 2011

Policies 1, 2, 6 and 25

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 15, 30 and 54

Part 5 Environmental Guidelines

Sections 2, 3 and 6

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 17, 34 and 59

Development in Residential Areas - Character Area HCA11 Cotterells

Part 5 Environmental Guidelines

Sections 2, 3 and 6