



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR B L BANNARD
51 ST. JOHNS ROAD
HEMEL HEMPSTEAD
HERTS
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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01383/98/OUT

51 ST. JOHNS ROAD, HEMEL HEMPSTEAD, HERTS, HP1 1QQ
TWO DWELLINGS

Your application for outline planning permission dated 31 July 1998 and received on 05 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 28 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01383/98/OUT

Date of Decision: 28 September 1998

1. Approval of the details of the siting, design and external appearance of the buildings, 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. 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.

3. 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 provided prior to the commencement of other construction work on site and the remainder of the approved means of enclosure within the site shall be provided before either of the dwellings is occupied.

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

4. 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 and E;
Part 2 Class A.**

Reason: In order that the local planning authority can control future development on the site.

5. The development hereby permitted shall not be occupied until the parking arrangements approved in accordance with condition 1 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

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.