

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
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ROBERT HUTSON ARCHITECT
THE MILL
EAST HANNINGFIELD
CHELMSFORD
ESSEX
CM3 8AG

LAING HOMES NORTH HOME COUNTIES
MANOR WAY
BOREHAM WOOD
HERTS
WD6 1LN

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01422/99/FUL

**GLAXO WELLCOME SITE, MANOR STREET &, RAVENS LANE,
BERKHAMSTED, HERTS**
DEMOLITION OF EXISTING BUILDINGS IN TOTAL; REMOVAL OF
CONTAMINATED MATERIALS AND SOIL; SUBSEQUENT BACKFILLING AND
REINSTATEMENT TOGETHER WITH THE ERECTION OF 49 DWELLINGS AND
ALL ASSOCIATED WORKS

Your application for full planning permission dated 09 August 1999 and received on
09 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Daniel Noble

Development Control Manager

Date of Decision: 10 July 2001

CONDITIONS APPLICABLE TO APPLICATION: 4/01422/99/FUL

Date of Decision: 10 July 2001

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 work shall be started on the construction of any of the dwellings hereby permitted until full details of the matters specified in Condition 3 below 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 and thereafter shall be so maintained, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

3. The details to be submitted in accordance with Condition 2 shall include:

- (a) the materials of all walls and roof surfaces;**
- (b) the design, appearance and materials of all roof lights;**
- (c) the timber boarding on the Ravens Lane frontage (notwithstanding the details shown on Drawing Nos. 403/20E, 21D and 28A);**
- (d) the glazed screens on the Manor Street frontage;**
- (e) the design, appearance and materials of all dormer windows;**
- (f) brick quoins, string courses, soldier courses and other brick detailing;**
- (g) balcony screens (shown on Drawing Nos. 403/05K and 37D);**
- (h) the design, appearance and materials of the roofed enclosure to the rear of apartments 1-6;**
- (i) ridge finials.**

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

4. All windows and doors shall be constructed from softwood timber, and shall be so maintained, unless otherwise agreed in writing by the local planning authority. Where windows are shown to be sliding sash windows, they shall only have vertical sliding sash openings and shall not be capable of being opened in any other manner.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

5. Except as may be provided by any other condition, the dwellings hereby permitted shall be constructed in accordance with the details shown on the approved drawings, in particular (but not exclusively) Drawing Nos. 403/28A, 29, 30B and 31.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

6. Notwithstanding any landscaping details shown on the approved drawings, no work shall be started on the construction of any of the dwellings hereby permitted until full details of all hard and soft landscape works for the site shall have been submitted to and approved in writing by the local planning authority. These details shall include proposed finished levels and hard surfacing of all car parking areas and all other vehicle and pedestrian access and circulation areas, external lighting, schedules of planting (with details of species, plant sizes and numbers or densities of planting, including details of the size, species, and positions of all trees to be planted, and the proposed time of planting) and an implementation programme.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

7. 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 of the dwellings hereby permitted, except as may be provided for by the implementation programme agreed in writing by the local planning authority in accordance with Condition 6.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

8. 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 in writing by the local planning authority. For the purposes of this condition, a planting season commences on 1 October in any year and ends on 31 March in the next following calendar year.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

9. No work shall be started on the construction of any of the dwellings hereby permitted until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and types of all boundary treatment (including gates, walls and fences) to be erected on the site, except where those details have already been provided and are shown on any of the drawings approved as part of the planning permission hereby granted. All boundary treatment (whether shown on drawings approved under the terms of this condition or not) shall be completed in accordance with the approved details before any of the dwellings are occupied and shall be retained at all times thereafter.

Reason: To ensure a satisfactory appearance to the development, and in the interests of the visual amenities of the Conservation Area.

10. Notwithstanding the reference on Drawing No. 403/94A, the railings forming part of the approved boundary treatment for the development shall be of the design known (and referred to on the unnumbered approved drawing) as Type 85 Sheraton, or such other design as may be approved in writing by the local planning authority.

Reason: For the avoidance of doubt.

11. None of the dwellings hereby permitted shall be occupied until the arrangements for vehicle parking, garaging and circulation shown on the approved drawings shall have been provided, and those arrangements shall not be used thereafter otherwise than for the purposes approved. The garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings to which they relate and they shall not be converted or adapted to form living accommodation.

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

12. All the vehicular accesses to Manor Street and Ravens Lane shall be constructed in accordance with the current requirements of the highway authority as set out in "Roads in Hertfordshire - A Design Guide", unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety.

13. No windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the amenities of the occupants of the adjacent properties.

14. The development hereby permitted shall be carried out in conformity with the Method Statements for Building Decontamination, Demolition and Ground Remediation hereby approved.

Reason: To ensure a satisfactory development, for the protection, health and safety of local residents and to minimise any adverse effects on the environment of the locality.

15. All works of demolition, removal of material, decontamination of the site and Importation of backfill material shall be carried out fully in accordance with the approved drawings.

Reason: To ensure a satisfactory development, for the protection, health and safety of local residents and to minimise any adverse effects on the environment of the locality.

16. At all times throughout the duration of the development, the developer shall use the best practicable means available (including, but without prejudice to the generality of the foregoing, the use on the public highway of a vehicular road sweeper) to ensure that vehicles leaving the site do not deposit mud or any other materials on the public highway.

Reason: In the interests of highway safety.

17. All surface and foul water drainage systems shall be constructed in accordance with details which shall have been submitted to and approved in writing by the local planning authority before work starts on the construction of any of the dwellings hereby permitted.

Reason: To prevent pollution of groundwater.

18. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

NOTE:

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

Hertfordshire Structure Plan Review 1991 – 2011

Policies 1, 2, 4, 6, 7, 10, 25, 38 and 45

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 13, 15, 16, 17, 19, 49, 54 and 110

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 13

Dacorum Borough Local Plan 1991 – 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 17, 18, 19, 21, 22, 52, 59, 116 and 117

Part 5 Environmental Guidelines

Sections 2, 3, 6 and 13

INFORMATIVES:

(1) The proposed development may involve carrying out an exempt activity as set out in Schedule 3 to the Waste Management Licensing Regulations 1994. This would require registration. Contact the Environment Agency for more information.

(2) Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for de-watering from any excavation or development to a surface watercourse.

