

Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



HEAD OF CORPORATE ESTATE
HERTS COUNTY COUNCIL
COUNTY HALL
PEGS LANE
HERTFORD
SG13 8DQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01424/99/FUL

SOUTH HILL HOUSE, HEATH LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE,
HP1 1TT
EXTENSION AND CONVERSION TO 10 FLATS, ALTERATIONS TO ACCESS
AND PARKING

Your application for full planning permission dated 28 July 1999 and received on 10 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 03 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/01424/99/FUL

Date of Decision: 03 November 2000

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. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reason: In the interests of highway safety.

3. Not less than 3 working days notice in writing shall be given to the local planning authority of the intention to commence any work on the foundations for the replacement highway boundary wall and the commencement of these works shall be undertaken in the presence of a representative of the authority.

Reason: In the interests of the visual amenities of the area.

4. No development shall take place until details of protective fencing for the Yew tree located on the north side of the building to be demolished shall have been submitted to and approved by the local planning authority. The fencing as approved shall be erected prior to any works taking place and shall be permanently maintained during the construction period.

Reason: To protect and maintain the health of this important tree.

5. Notwithstanding the information shown on Drawing No. 0016/02 A, no footpath shall be constructed under the canopy of the Yew tree located to the north of the building.

Reason: To protect and maintain the health of this important tree.

6. Notwithstanding the provisions of Condition 4 above, no development shall take place until protective fencing shall have been erected in the positions shown by the thick black dashed lines on Drawing No. 9901 22 A. This fencing shall be permanently maintained during the construction period.

Reason: To protect and maintain the health of the important trees on the site.

7. No development shall take place until details of the design and appearance of the replacement highway boundary wall shall have been submitted to and approved by the local planning authority. The approved details shall be used in the implementation of the development.

Reason: 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, 2, 4, 41 and 46

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 51, 54, 94 and 105

Part 5 Environmental Guidelines

Sections 6 and 9

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 55, 59, 74 and 100

Part 4 Area Proposals

Development in Residential Areas - Character Area HCA11 Cotteralls

Part 5 Environmental Guidelines

Sections 2 and 6