



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MR P BURDESS
31 RINGSHALL
BERKHAMSTED
HERTS
HP4 1ND

Applicant:

A G HIPGRAVE LTD
TAYLORS YARD
COTTERELLS HILL
HEMEL HEMPSTEAD
HERTS
HP1

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01426/97/FUL

TAYLORS YARD, COTTERELLS HILL, HEMEL HEMPSTEAD, HERTS, HP1
ERECTION OF 2NO THREE BEDROOM DWELLINGS, FORMATION OF PARKING
SPACES

Your application for full planning permission dated 09 September 1997 and received on 15 September 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 27 November 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/01426/97/FUL

Date of Decision: 27 November 1997

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. No windows other than those shown on the approved Drawing No. 296PL10 shall be inserted in the buildings hereby permitted.

Reason: In the interests of the amenity of adjoining residents.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved plan before the buildings hereby permitted are occupied.

Reason: To ensure a satisfactory appearance to the development and to safeguard the amenity of adjoining residential properties.

5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and garaging shown on Drawing No. 296PL10 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.

6. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. This scheme shall include an investigation and assessment to identify the extent of any contamination and the measures that are required to be taken to avoid risk to the buildings and their occupants when the site is developed for residential purposes. Development on the site shall not commence until the measures approved in the scheme shall have been implemented.

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

7. No development shall take place until details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed in accordance with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.