

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



JOHNSON AND PARTNERS  
39a HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AA

C/O TAYLOR WALTON WAINWRIGHT  
81 MARLOWES  
HEMEL HEMPSTEAD  
HERTS  
HP1 1LF

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01436/99/OUT**

**ADJ. 49A, NEWELL ROAD, HEMEL HEMPSTEAD, HERTS  
DETACHED HOUSE**

Your application for outline planning permission dated 11 August 1999 and received on 12 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Kim Bamford'.

Director of Planning

Date of Decision: 05 October 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/01436/99/OUT**

Date of Decision: 05 October 1999

**1. Approval of the details of the siting, design and external appearance of the building 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. 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 plans and particulars submitted in accordance with condition 1 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**5. 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 by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

**6. 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.

**7. 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.

**8. 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 building in relation to the existing and proposed levels of the site and the surrounding land. The building 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.