



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

MAURICE PHILLIPS PARTNERSHIP
30 BOVINGDON GREEN
HEMEL HEMPSTEAD
HERTS
HP3 0LB

Applicant:

HIGHTOWN PRAETORIAN HOUSING ASSOCIATION
70 QUEENSWAY
HEMEL HEMPSTEAD
HERTS
HP2 5HD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01444/98/FUL

ADJ., HARLOW COURT, HEMEL HEMPSTEAD, HERTS
ERECTION OF 2NO 3 BEDROOM HOUSES, GARDENS AND PARKING

Your application for full planning permission dated 14 August 1998 and received on 14 August 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01444/98/FUL

Date of Decision: 05 November 1998

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 development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

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

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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 development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. 635/10 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.

7. No development shall take place until details of the proposed slab levels of the building 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 building shall be constructed with the approved slab levels.

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