



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

TREVOR HAZZARD ASSOCIATES
136 CLOPHILL ROAD
MAULDEN
BEDFORD
MK45 2AE

Applicant:

MARLOWES METHODIST CHURCH
MARLOWES
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01627/98/FUL

MARLOWES METHODIST CHURCH, MARLOWES, HEMEL HEMPSTEAD,
HERTFORDSHIRE, HP1
VEHICULAR ACCESS AND RAMPED ACCESS TO SIDE AND FRONT

Your application for full planning permission dated 14 September 1998 and received on 16 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 10 November 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01627/98/FUL

Date of Decision: 10 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. Notwithstanding the details shown on Drawing No. 546/04, no development shall take place until full details of the following matters shall have been submitted to and approved in writing by the local planning authority:

- (a) the materials to be used on the surfaces of the parking area and the ramped access;**
- (b) the method of construction of the parking area and the ramped access;**
- (c) the design and materials of the railings and balustrade;**
- (d) the bricks to be used in the construction of the new pier and walling.**

The development shall be carried out in accordance with the details as approved.

Reason: To ensure a satisfactory development.

3. No development shall take place until details of new planting shall have been submitted to and approved in writing by the local planning authority.

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

4. The plans and particulars submitted in accordance with condition 3 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. 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 part of the development or in accordance with a programme agreed with the local planning authority.

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

6. 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.