

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1653/95

Fairclough Homes Ltd  
Fairclough House  
Church Street  
Ware, Herts  
SG12 9EF

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Rear of 162-274 Belswains Lane, Hemel Hempstead, Herts

105 DWELLINGS - SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING  
PERMISSION 4/1077/94 (RESIDENTIAL DEVELOPMENT)

Your application for *the approval of details or reserved matters* dated and  
received on 22.12.1995 has been **GRANTED**, subject to any conditions set out on  
the attached sheet(s).

Director of Planning

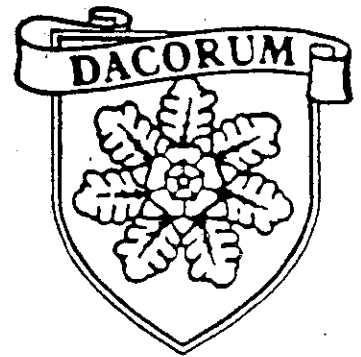
Date of Decision: 28.03.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1653/95

Date of Decision: 28.03.1996



1. This permission only extends to the approval of the following reserved matters as set out in outline planning permission 4/1077/940L granted on 25 September 1995:

Siting design and landscaping the details referred to in Condition 2 (a), (b), (c), (d), (f) of outline planning permission 4/1077/940L and conditions 8, 10, 11, 18, 19 & 20.

Reason: For the avoidance of doubt.

2. The existing or proposed fencing between points I & J & I & H shown on plan 4/1653/95RM shall be permanently retained and shall not be removed without the prior written approval of the local planning authority.

Reason: In the interest of highway safety, residential amenity and to prevent increase usage of a substandard access.

3. There shall be no vehicular access from the application site to land to the rear of 194-196 Belswains lane or Phase 2 (as shown on the submitted location plans) without the prior written approval of the local planning authority.

Reason: In the interest of highway safety, residential amenity and to prevent additional usage of a substandard access.

4. Before occupation of any of the dwellings hereby approved the car parking spaces associated with those dwellings shall have been laid out in accordance with the approved plan 4/1653/950L.

Reason: In order to provide satisfactory car parking provision and for the avoidance of doubt).

5. This permission does not extend to the approval of the contamination report and method statement.

Reason: For the avoidance of doubt).

#### INFORMATIVE

There are a number of active badger setts within the application site. A licence may be required from English Nature to carry out works within 20 m of a badger sett. Prior to carrying out any works on the site, you are advised to contact English Nature and the Hertfordshire Environmental Records Centre.

