



PLANNING

Civic Centre Marlowes
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Applicant:
MESSRS WOOD
HANDPOST LODGE
WESTWICK ROW
HEMEL HEMPSTEAD
HERTS
HP2 4NL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01751/97/OUT

HANDPOST LODGE, WESTWICK ROW, HEMEL HEMPSTEAD, HERTS, HP2 4NL
FIVE DWELLINGS AND GARAGES

Your application for outline planning permission dated 11 November 1997 and received on 12 November 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 March 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01751/97/OUT

Date of Decision: 05 March 1998

1. Approval of the details of the design and external appearance of the buildings, the means of access thereto 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. 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.

7. The trees the subject of the Tree Preservation Order shall be protected during the whole period of site excavation and construction in accordance with a scheme, details of which shall be submitted to and approved by the local planning authority prior to any development commencing on the site.

Reason: In order to ensure that damage does not occur to the trees during building operations.

8. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site the subject of a Tree Preservation Order.

Reason: In order to ensure that damage does not occur to the trees during building operations.

9. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

10. The access shall include the provision of sight lines of 2.4 m x 60 m within which there shall be no obstruction to visibility more than 600 mm above carriageway level.

Reason: In the interests of highways safety.

11. No work shall be started on the construction of the houses until the turning area and access shown on Drawing No. 1020 Rev B shall have been provided. Thereafter, the turning area shall be kept permanently available for the turning of vehicles.

Reason: To ensure the satisfactory provision of turning facilities and in the interests of highway safety.

INFORMATIVE

There is an active badger sett 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 site, you are advised to contact English Nature and the Hertfordshire Environmental Records Centre.