



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

HESTER ARCHITECTS LTD
OLD POST HOUSE
COOKLEY GREEN
HENLEY ON THAMES
OXON
RG9 6EN

FRAME 3 LTD
MIDDLESEX HOUSE
800 UXBRIDGE ROAD
HAYES
MIDDX
UB4 ORJ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01955/98/FUL

REAR OF 24-36, HIGH STREET, HEMEL HEMPSTEAD, HERTS
DEMOLITION OF EXISTING BUILDING AND ERECTION OF FIVE DWELLINGS AND
CAR PARKING

Your application for full planning permission dated 20 October 1998 and received on
17 November 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 03 March 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01955/98/FUL

Date of Decision: 03 March 1999

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: In the interests of the visual amenities of the Conservation Area.

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.

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

4. 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 in writing with the local planning authority.

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. All rainwater goods shall be of cast iron and painted black.

Reason: In the interests of the visual amenities of the Conservation Area.