

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



BERRY BROS & HOLMES
89 ROCKINGHAM ROAD
KETTERING
NORTHANTS
NN16 9HX

EXECUTRIX F W BUGGLASS
GREEN END,
LEVERSTOCK GREEN ROAD
HEMEL HEMPSTEAD
HERTS
HP3 8LR

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02050/99/OUT

GREEN END, LEVERSTOCK GREEN ROAD, HEMEL HEMPSTEAD, HERTS, HP3
8LR
ONE DWELLING

Your application for outline planning permission dated 22 November 1999 and received on 30 November 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Colin Barnett'.

Director of Planning

Date of Decision: 14 April 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/02050/99/OUT

Date of Decision: 14 April 2000

1. Approval of the details of the siting, design and external appearance of the building 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:

(a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

(d) details of any proposed alterations in existing ground levels, and of the

position of any proposed excavation within the crown spread of any retained tree;

(e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

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

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied.

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

6. The details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority. The dwelling hereby permitted shall not be occupied until the approved parking arrangements shall have been provided, and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. No work shall be started on site until full details of the surfacing and method of construction of the parking areas and access drive shall have been submitted and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with details to be submitted shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.