



# PLANNING

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH

MR P ELLIS  
GRANGE FARMHOUSE  
MELCHBOURNE ROAD  
RISELEY  
BEDS  
MK44 1BY

COSTDEAL LTD  
24 LOMBARD STREET  
LIDLINGTON  
BEDS  
MK43 ORP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02104/98/FUL

HANDPOST LODGE, WESTWICK ROW, HEMEL HEMPSTEAD, HERTS, HP2 4NL  
DEMOLITION OF EXISTING HOUSE AND ERECTION OF 6NO HOUSES AND  
ANCILLARY WORKS

Your application for full planning permission dated 10 December 1998 and received on  
14 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 07 May 1999

**CONDITIONS APPLICABLE TO APPLICATION: 4/02104/98/FUL**

Date of Decision: 07 May 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 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.

✓ 3. **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.

✓ 4. **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.

✓ 5. **The trees the subject of the Tree Preservation Order shall be protected during the whole period of the site excavation and construction in accordance with a scheme, details of which shall be submitted to and approved in writing 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.

✓ 6. **No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 012 Rev. A**

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