

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
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GHM ARCHITECTS LTD
WHEATHAMPSTEAD PLACE
WHEATHAMPSTEAD
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AL4 8SB

ALFRED McALPINE HOMES EAST LTD
PEREGRINE HOUSE
FALCONRY COURT
BAKERS LANE
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CM16 5DQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/02172/98/FUL

162-168 & BREAKSPEAR HOSPITAL BELSWAINS LANE, HEMEL HEMPSTEAD,

DEMOLITION OF NOS 162-168 BELSWAINS LANE AND EXISTING HOSPITAL BUILDINGS AND ERECTION OF 50 DWELLINGS COMPRISING OF 4NO 1 BED FLATS, 20NO 2 BED FLATS, 2NO 2 BED HOUSES, 23NO 3 BED HOUSES AND 1NO 4 BED HOUSE WITH ROADS, PARKING AND NEW ACCESS ONTO BELSWAINS LANE

Your application for full planning permission dated 23 December 1998 and received on 29 December 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 15 October 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/02172/98/FUL

Date of Decision: 15 October 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. The development shall be carried out in accordance with the Schedule of Materials set out on Drawing No. 4757/ES/501.

Reason: To ensure a satisfactory appearance to the development.

3. Measures to control surface water shall be carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority before any other development (except that required by Condition 5) is commenced.

Reason: To prevent the increased risk of flooding.

4. No soakaways shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater.

5. The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the local planning authority before any other the development (except that required by Condition 3) is commenced.

Reason: To prevent pollution of the water environment.

6. No development approved by this permission shall be commenced until the local planning authority is satisfied that adequate sewerage infrastructure will be in place to receive foul water discharges from the site. No buildings (or uses) hereby permitted shall be occupied until such infrastructure is in place.

Reason: To prevent pollution of the water environment.

7. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The measures in the approved scheme shall be carried out prior to the occupation of any dwelling on the site.

Reason: To ensure that the issue of contamination is adequately addressed.

8. Landscaping shall be carried out in accordance with the approved scheme. All landscaping shall be planted within the first planting season following commencement of development unless otherwise agreed by the local planning authority.

Reason: In the interests of visual amenity.

9. None of the dwellings hereby approved shall be occupied until the existing access which runs between 184 and 186 Belswains Lane shall have been closed to vehicular traffic as shown on the approved plans.

Reason: In the interests of highway safety.

10. Unless otherwise agreed in writing by the local planning authority, none of the dwellings hereby approved shall be occupied until the new road and footway links with Kingfisher Drive and Belswains Lane (shown hatched orange on the approved plans) shall have been constructed in accordance with approved plans.

Reason: In the interests of highway safety.

11. Prior to the commencement of development, protective fencing shall be erected in the positions shown on the approved landscaping plans. The fencing shall be in accordance with B.S. 5837:1991 paragraph 8.2.3.

Reason: In order to protect existing trees on site.

12. No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: In the interests of archaeology.

13. Prior to the occupation of any of the dwellings hereby approved all fencing and boundary treatment shall be erected in accordance with the approved scheme. Notwithstanding the approved plans, details of fencing along the site boundary with 170 Belswains Lane shall be approved in writing by the local planning authority and erected to an agreed timescale.

Reason: For the avoidance of doubt and in the interests of amenity.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification), no windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed within the side elevation of the dwellings on Plots 5 and 15, and the first floor window in the side elevation of the dwelling on Plot 5 shall be permanently fitted with obscure glazing.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

15. Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall not be occupied until the roadway, parking, turning and circulation areas shall have been laid out and substantially constructed in accordance with Drawing No. 4757/DL/101/Rev H.

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

Reason: To prevent pollution of groundwater.

5 The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Reason: To prevent pollution of the water environment.

6 No development approved by this permission shall be commenced until the Local Planning Authority is satisfied that adequate sewerage infrastructure will be in place to receive foul water discharges from the site. No buildings (or uses) hereby permitted shall be occupied until such infrastructure is in place.

Reason: To prevent pollution of the water environment.

7 Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The measures approved in the remediation scheme shall be carried out prior to the occupation of any dwelling on the site.

Reason: To ensure that the issue of contamination is adequately addressed.

8 Landscaping shall be carried out in accordance with the approved scheme. All landscaping shall be planted within the first planting season following commencement of development unless otherwise agreed by the local planning authority.

Reason: In the interests of visual amenity.

9 None of the dwellings hereby approved shall be occupied until the existing access which runs between 184 and 186 Belswains Lane is closed to vehicular traffic as shown on the approved plans.

Reason: In the interests of highway safety.

10 Unless otherwise agreed none of the dwellings hereby approved shall be occupied until the new road and footway links with Kingfisher Drive and Belswains Lane (hatched orange on the approved plans) have been constructed in accordance with approved plans.

Reason: In the interests of highway safety.

11 Prior to the commencement of development Protective fencing shall be erected in the positions shown on the approved landscaping plans. The fencing shall be in accordance with B.S 5837:1991 para 8.2.3.

Reason: In order to protect existing trees on site.

12 No development shall take place within the proposed development site until the applicant has secured the implementation of a programme of archeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: In the interests of archaeology.

13 Prior to the occupation of any of the dwellings hereby approved all fencing and boundary treatment shall be erected in accordance with the approved scheme. Notwithstanding the approved plans, details of fencing along the site boundary and 170 Belswains Lane shall be agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of amenity.

14 There shall be no further windows or openings inserted within the side elevation of units on Plots 5 and 15. The first floor window in the side elevation of the dwelling on Plot 5 shall be permanently fitted with obscure glazing.

Reason: In the interests of residential amenity.