



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0152/96

Mr P Harris
Sallow Copse
Ringshall
Berkhamsted
Herts

G.I.A. Limited
25 Bar Street
Scarborough
North Yorkshire
YO11 2HT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Church Farm, Station Road, Aldbury

ERECTION OF ADMINISTRATION BUILDING (REVISED PROPOSAL) AND REVISED PARKING LAYOUT

Your application for *full planning permission* dated 08.02.1996 and received on 09.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheets.

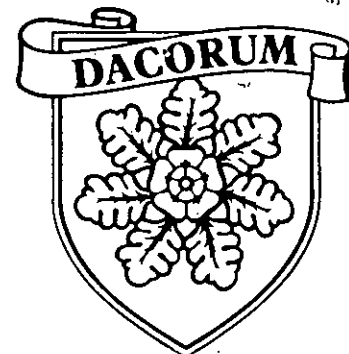
Director of Planning

Date of Decision: 16.05.1996

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0152/96

Date of Decision: 16.05.1996



1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be finished in second-hand clay plain tiles to match those on the accommodation units approved under planning permission 4/0055/95, yellow stock ATR facing bricks as sample submitted and Redland Warnham red stocks to the arches and cills as approved under planning permission 4/0055/95.

Reason: To ensure a satisfactory appearance.

3. The development hereby permitted shall not be brought into use until car parking shall have been laid out in accordance with the details shown on Drawing No. 12G of plan 4/0152/96 and that area shall not thereafter be used for any other purpose.

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

4. The development hereby permitted shall not be carried out until a sample of all hardsurfacing materials for parking areas and hard landscaping details shall have been submitted to and approved in writing by the local planning authority and the works shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

5. The building hereby permitted shall not be used until the hard landscaping shall have been provided in accordance with Drawing No. 19A of plan 4/0152/96.

Reason: To ensure a satisfactory appearance.

6. The development hereby permitted shall not be carried out until details of the pergola feature shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.

7. The development hereby permitted shall not be carried out until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

Reason: To maintain and enhance visual amenity.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0152/96

Date of Decision: 16.05.1996

8. All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Reason: To maintain and enhance visual amenity.

9. The Oak tree located to the west of the proposed development identified on Drawing No. 12G of plan 4/0152/96 shall have a 12 m protection zone extending towards the proposed development. The protection zone shall be surrounded by fencing which shall be 1.2 m high chestnut pale with a scaffold frame as specified in BS 5837 1991, part 8.2.2.

Reason: To ensure the protection of an important tree during construction works.