



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0216/96

Wright and Wright (Tring) Ltd
110 Western Road
Tring
Herts
HP23 4BL

Derek Rogers Associates
48 High Street
Tring
Herts
HP23 5AG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land off Cobbetts Ride, Tring, Herts

ERECTION OF THREE DWELLINGS, NEW ACCESS AND CAR PARKING

Your application for *outline planning permission* dated 20.02.2009 and received on 22.02.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 25.07.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0216/96

Date of Decision: 25.07.1996

1. 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 approval of the last of the reserved matters to be approved, whichever is the later.

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

2. Approval of the details of the design and external appearance of the buildings, the construction, edging and surfacing of the access and car parking area and the landscaping of the site, including levels and boundary treatments (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

3. Plans and particulars of the reserved matters referred to in Condition 2 above, relating to the design and external appearance of any buildings to be erected, the construction, edging and surfacing of the access and car parking area and the landscaping of the site, including levels and boundary treatments, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: In accordance with Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

4. 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 s.92 of the Town and Country Planning Act 1990.

5. No works or development shall take place until protective fencing shall have been erected around the preserved Walnut tree in the position marked in green on approved Drawing No. 2121 PD/1B. The protective fencing shall comprise 2.4 m high exterior grade ply erected on a scaffold frame, in accordance with British Standard 5837: 1991 (Trees in Relation to Construction) and the erection of the fencing shall take place before any equipment, machinery or materials are brought onto the site for the purposes of the development. The fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and ground levels within the fenced area shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: To ensure the protection and retention of the Walnut tree which is the subject of a Tree Preservation Order and which is an important feature in the street scene.

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CONDITIONS APPLICABLE
TO APPLICATION: 4/0216/96

Date of Decision: 25.07.1996

6. No dwelling shall be occupied until the access road and car parking area shall have been completed in accordance with the approved plans.

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

7. The details of the external appearance of the buildings referred to in Condition 2 above shall include the submission of samples of materials to be used in the construction of the external surfaces of the buildings.

Reason: For the avoidance of doubt and to ensure a satisfactory appearance.

8. The details of the landscaping of the site referred to at Condition 2 above shall include:

- (a) proposed finished levels;
- (b) means of enclosure;
- (c) schedules of plants, noting species, plant sizes and proposed numbers/densities;
- (d) proposals for the landscaping of the area hatched yellow on approved Drawing No. 2121 PD/1B which shall include:
 - (i) removal of existing gravel surface dressing;
 - (ii) formation of new decorative gravel or other surface treatment;
 - (iii) pit planting of shade tolerant shrubs

Reason: To maintain and enhance visual amenity.

9. 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.

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CONDITIONS APPLICABLE
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10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no enlargement of the dwellinghouses hereby permitted and no development falling within Classes A, C, E, F or G shall be carried out without the prior written approval of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and in the interest of safeguarding the preserved Walnut tree.