



# PLANNING

I.D.S Consultants  
Mill Farm  
Hertingfordbury Road  
Hertford. Herts  
SG14 2LB

Applicant:  
Laing Homes Ltd (East)  
Manor Way  
Borehamwood  
Herts

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00296/97/FUL**  
**ALTERNATIVE SCHEME FOR PLOTS 1, 3, 4 AND 5 (5 BED UNITS)**  
**NETHERFIELD GRAVEL PATH BERKHAMSTED HERTS**

Your application for full planning permission dated 25 February 1997 and received on 25 February 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Herts  
HP1 1HH

Date of Decision: 22 May 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00296/97/FUL**

Date of Decision: 22 May 1997

**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 works forming part of the development hereby permitted, which for the purposes of this condition shall include the demolition of any existing structures on the site, shall be undertaken prior to the removal of all areas of hardcore, concrete and tarmac around those trees which are to be retained and the erection of protective fencing in accordance with the approved method statement dated 12 February 1997.**

Reason: To ensure that all reasonable measures are taken to safeguard and improve the health of the trees and to ensure that the trees are adequately protected prior to the commencement of works.

**3. Protective fencing shall be erected in the position shown on approved drawing no PL/253/06 and in accordance with British Standard 5837:1991. The fencing shall be erected immediately after the removal of hard core, concrete and tarmac in accordance with condition 2 and prior to the carrying out of any other works (including works of demolition). The protective fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials shall have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.**

Reason: To ensure that the trees are adequately protected prior to the commencement of works and for the duration of all works on the site.

**4. Notwithstanding the submitted details no work shall be commenced on the development hereby permitted until a detailed breakdown of construction vehicle movements shall have been submitted to and approved by the local planning authority and the approved schedule of construction vehicle movements shall be adhered to in the development of the site.**

Reason: To safeguard the amenity of the area having regard to the nature of the existing access to the site from Gravel Path.

**5. The development shall be carried out in complete conformity with the approved drawings no PL/253/01; PL/253/06; PL/253/02 rev A; PL/253/03 rev A; and E826 -P1, and the Method Statement dated 12 February 1997.**

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

**CONDITIONS APPLICABLE TO APPLICATION: 4/00296/97/FUL**

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6. 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 development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, E, F and G**

Reason: In order that the local planning authority to retain control over future development in the interests of the amenity of the area and existing trees on the site. of the occupants of the two properties and as the first floor extension in isolation for either property would be contrary to the local planning authority's normal policy.

7. 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; 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 following year.

Reason: To maintain and enhance visual amenity.