



PLANNING

Civic Centre Marlowes
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MR A P WHITELEY
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LU6 2NN

Applicant:
MR J NEWTON
93A AYLESBURY ROAD
ASTON CLINTON
BUCKS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00393/98/FUL

ADJ. 3, OKEFORD CLOSE, TRING, HERTS, HP23
DETACHED HOUSE

Your application for full planning permission dated 05 March 1998 and received on 05 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 19 May 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00393/98/FUL

Date of Decision: 19 May 1998

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 samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. Notwithstanding the details on submitted drawing no TJ/9803/01, 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 and these works shall be carried out as approved. These details shall include means of enclosure and proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. The plans and particulars submitted in accordance with condition 3 above shall include details of the size, species, and positions or density of all trees to be planted, and the proposed time of planting.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. 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.

6. 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.

7. Notwithstanding the details on drawing no TJ/9803/01, no development shall take place until full details of the position and type of tree protection fencing has been submitted to and approved by the local planning authority. The approved tree protection fencing shall be erected prior to any works commencing on the site and shall be maintained until completion of the development hereby approved.

Reason: To safeguard the preserved and retained trees on the site.

8. No materials, plant, soil or spoil shall be stored within the tree protection area approved under condition 7 above.

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

9. The garage hereby permitted shall be constructed prior to the occupation of the dwelling hereby permitted and shall remain permanently available for the parking of vehicles incidental to the enjoyment of the dwellinghouse.

Reason: To ensure the retention of adequate off street parking.

10. 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 and E
Part 2 Classes A**

Reason: In the interests of the protection of the preserved and other trees on the site.