



PLANNING

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Applicant:

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00401/97/FUL

**DEMOLITION OF EXISTING GARAGE, ERECTION OF 4 No DETACHED
HOUSES WITH ACCESS ROAD AND ANCILLARY WORKS
BROOKFIELD, BROOK STREET, TRING, HERTS, HP235EF**

Your application for full planning permission dated 5 March 1997 and received on 10 March 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: 6 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00401/97/FUL

Date of Decision: 6 August 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 development shall take place until samples of the materials proposed to be used on the external walls/roofs of the development have been submitted to, and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

3. 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, D and E
Schedule 2 Part 2 Classes A and B.**

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity; the preserved trees and the badger setts at the site.

4. No development shall take place 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 and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

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 the 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.

CONDITIONS APPLICABLE TO APPLICATION: 4/00401/97/FUL

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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. Any gates provided shall be set back a minimum of 5 m from the edge of the carriageway and shall open inwards into the site.

Reason: In the interests of highways safety.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 703/P/1 Rev C shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

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

9. The kerb radii of the access shall be 6m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

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) the integral garages of plots 1 to 4 shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwelling and they shall not be converted or adapted to form living accommodation.

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

11. The trees shown for retention on the approved Drawing No. 703/P/1 Rev C shall be protected during the whole period of site excavation and construction by the erection and retention of 2.4 metre high fencing supported on a scaffold framework braced to resist impacts with a minimum 20 mm exterior grade ply board affixed thereto in the position marked by an orange line on the plan.

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

12. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 703/P/1 Rev C.

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

13. The boundary fencing for the development hereby permitted shall be carried out in accordance with the details on Drawing No. 703/P/1 Rev C.

Reason: For the avoidance of doubt and in the interests of the retention and health of existing trees on the site.

14. Notwithstanding the notes on Drawing No. 703/P/1 Rev C, no works shall be carried out to any tree on the site which is covered by a Tree Preservation Order.

Reason: For the avoidance of doubt.