

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0432/94

D B Rees
624 Station Road
Kings Langley
Herts

Aitchisons
154 High Street
Berkhamsted
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

93 Longfield Road, Tring

FOUR 1 BED & TWO 2 BED FLATS IN A 2-STOREY BUILDING WITH PARKING & ALTERATIONS TO
PARKING AT 95-101 LONGFIELD ROAD

Your application for *full planning permission* dated 26.03.1994 and received on
28.03.1994 has been **GRANTED**, subject to any conditions set out on the attached
sheets.

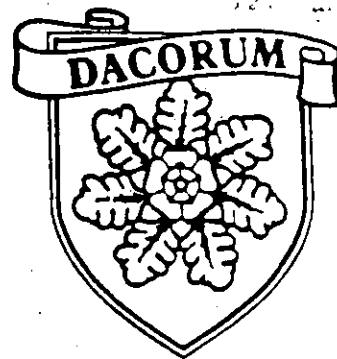
Director of Planning.

Date of Decision: 10.01.1995

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/0432/94

Date of Decision: 10.01.1995



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. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. No work shall be started on the development hereby permitted until details of all boundary treatments shall have been submitted to and approved by the local planning authority, and the development shall be carried out in accordance with the details so approved. All approved boundary treatments shall be in place before the first occupation of any of the flats hereby permitted.

Reason: To ensure a satisfactory appearance.

4. No work shall be started on the development hereby permitted until details of all hard-surfacing materials shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved.

Reason: To ensure a satisfactory appearance.

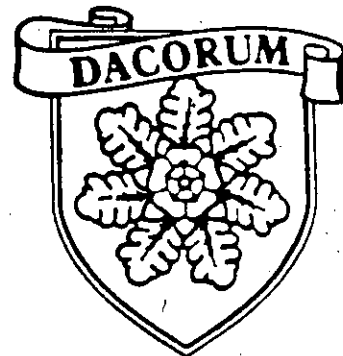
5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in 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.

6. 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.

/Continued...



CONDITIONS APPLICABLE
TO APPLICATION: 4/0432/94

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7. No work shall be started on the development hereby permitted until details of works for the protection of the preserved Yew tree, coloured green on Drawing No. 936/07, shall have been submitted to and approved by the local planning authority and the development shall be carried out in accordance with the details so approved. The submission shall include proposals for selective pruning of the tree together with proposals for the erection of a 2.4 metre high close-boarded protective fencing on a scaffold framework.

Reason: To safeguard the preserved tree in the interest of the amenity of the area.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on Drawing No. 936/06A 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 first floor window in the south-west elevation of the building hereby approved, coloured yellow on Drawing No. 936/07, shall be of a non-opening type and shall be fitted and thereafter permanently maintained with obscure glazing.

Reason: To safeguard the residential amenity of adjoining property.