

Dacorum Borough Council
Planning and Regeneration
Civic Centre Marlowes
Hemel Hempstead
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DEREK ROGERS ASSOCIATES
48 HIGH STREET
TRING
HERTS
HP23 5AG

DAVID TRAHERNE DEVELOPMENTS LTD
18 CARDIFF ROAD
LUTON
BEDS
LU1 1PP

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00468/98/FUL

27-28, AKEMAN STREET, TRING, HERTS, HP236AQ
CONVERSION TO 6 NO 3 BEDROOM HOUSES AND 8 NO 2 BEDROOM
HOUSES

Your application for full planning permission dated 13 March 1998 and received on
17 March 1998 has been **GRANTED**, subject to any conditions set out overleaf.



Development Control Manager

Date of Decision: 11 June 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/00468/98/FUL

Date of Decision: 11 June 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. **The materials to be used in the construction of the roofs and house extensions hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: In the interests of the visual amenities of the Conservation Area.

3. **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 hard surfacing materials, minor artefacts and structures (e.g. street furniture, refuse or other storage units, signs, lighting etc).**

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

4. **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.

5. **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.

6. **The development hereby permitted shall not be occupied until the vehicle parking arrangements shown on Drawing No. 2267 PD/1 shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.**

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

7. **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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.**

Reason: In the interests of the visual amenities of the Conservation Area.

8. **Details of the roof lights hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their installation.**

Reason: In the interests of the visual amenities of the Conservation Area.

9. **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, E, G and H;
Part 2 Classes A and C.**

Reason: In the interests of the visual amenities of the Conservation Area.

10. **No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.**

Reason: to comply with central government advice and the requirements of the Dacorum Borough Local Plan relating to Areas of Archaeological Significance.