



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

D MOOR-RADFORD
21 BOXWELL ROAD
BERKHAMSTED
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00550/99/FUL

RIDGE HOUSE, TOMS HILL ROAD, ALDBURY, TRING, HERTS, HP235SD
ONE DETACHED DWELLING AND GARAGE (REVISED APPLICATION)

Your application for full planning permission dated 19 March 1999 and received on 24 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 14 July 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00550/99/FUL

Date of Decision: 14 July 1999

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 and in the interests of the visual amenities of the Conservation Area.

Dist. x
Landing **3. No works or development shall take place until full details of all proposed tree and shrub planting, including details of numbers, species and location, and proposed times of planting, shall have been submitted to and approved in writing by the local planning authority, and all tree and shrub planting shall be carried out in accordance with the approved details and times.**

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

/ **4. The trees shown for retention on the approved Drawing No. MR.02.05 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

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

X **5. The development hereby permitted shall not be occupied until the arrangements for vehicle parking for both Ridge House and the dwelling hereby permitted shown on Drawing No. MR.02.05 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.

X **6. Development shall not begin on the construction of the house until works to the junction between the driveway and the highway shown on Drawing No. MR.02.05 shall have been carried out.**

Reason: In the interests of highway safety.

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 residential amenities of the occupants of the adjacent dwellings.

8. 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, F and G.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.

9. No development shall take place within the proposed development site 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 application and approved by the local planning authority. ✕

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.

Check 10. No development shall take place until details of the proposed slab levels of the building in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The building shall be constructed with the approved slab levels. ✕

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

11. The development hereby permitted shall not be occupied until the embankment shall have been formed around the basement and grassed in accordance with the details shown on Drawing Nos. MR.02.05 and 2664/08.

Reason: To ensure a satisfactory appearance to the development.

12. The glazing to the conservatory shown on Drawing No. MR.02.03 revA shall be non-reflective and thereafter it shall be retained in this material.

Reason: To safeguard the appearance of the vista of the site when viewed from the west.

