

**Dacorum Borough Council
Planning Department**

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



DEREK ROGERS ASSOCIATES
CHURCH SQUARE
48 HIGH STREET
TRING
HERTS
HP23 5AG

HIGHTOWN PRAETORIAN LTD
WHITE LION HOUSE
70 QUEENSWAY
HEMEL HEMPSTEAD
HERTS
HP2 5HD

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00578/99/FUL

REAR OF 25-26, FROGMORE STREET, TRING, HERTS
DEMOLITION OF TELEPHONE EXCHANGE BUILDING AND CONSTRUCTION OF
TWO STOREY BUILDING COMPRISING EIGHT ONE BED FLATS FOR PERSONS
WITH SPECIAL NEEDS, ONE STAFF FLAT AND ANCILLARY OFFICE.

Your application for full planning permission dated 26 March 1999 and received on
29 March 1999 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'G. B. B. B.', likely representing the Director of Planning.

Director of Planning

Date of Decision: 21 October 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/00578/99/FUL

Date of Decision: 21 October 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. The development hereby permitted shall be constructed in Ibstock Elgar Red Multi facing bricks to ground floor external walls, Marley Smooth Red concrete plain tiles to first floor external walls and Marley Acorn Brown concrete plain tiles to the roof, or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance to the development and for the avoidance of doubt.

3. All hard and soft landscape works shown on Drawing No. 2345 CD/9 C 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.

4. 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.

5. The Ash and Sycamore trees shown for retention on the approved Drawing No. 2345 PD/4B 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 as shown on the approved plans, or such other means of protection as may be agreed in writing by the local planning authority.

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

6. No development shall take place within the development site until the applicant, or their agents or successors in title, 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 in writing by the local planning authority.

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

7. The development hereby permitted shall not be occupied until the arrangements for vehicle access, circulation and parking shown on Drawing No. 2345 PD/4B shall have been provided, and these facilities 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.