

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0611/93

Hightown Housing Association
3 St Mary's Road
Hemel Hempstead
Herts

Bateman Mole Associates
Avenue Lodge
Stratford Road
Buckingham
MK18 1NY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

New Road/ Morefields, Tring, Herts

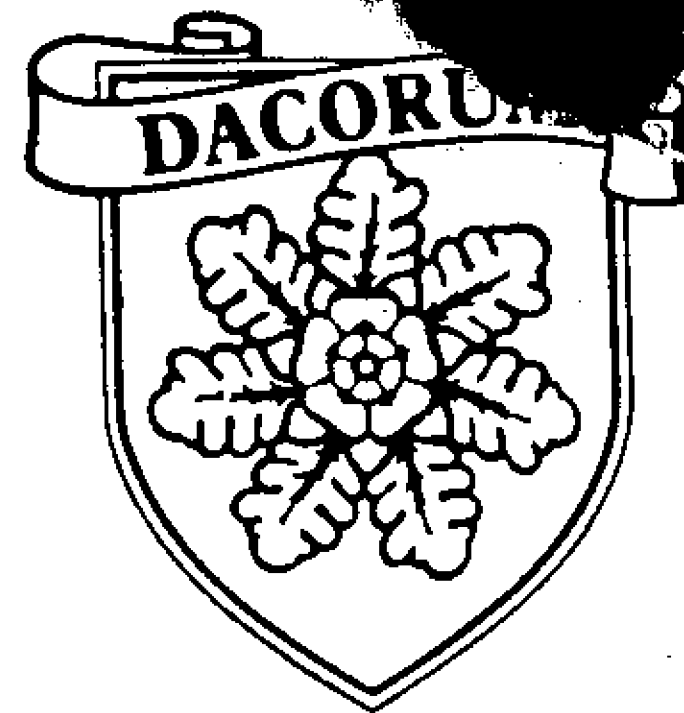
SIX 1-BEDROOM AND TWO 2-BEDROOM FLATS AND CAR PARKING (RESUBMISSION)

Your application for *full planning permission* dated 27.04.1993 and received on 28.04.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.06.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0611/93

Date of Decision: 22.06.1993

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. The external walls of the development hereby permitted shall be constructed of Rudgwick Red A.T.R. Multi facing bricks and the roof of the development shall be covered with Redland Farmhouse Red Plain tiles, or such other materials as may be agreed in writing by the local planning authority.

Reason: To ensure a satisfactory appearance.

3. Within six months of the date of this permission a scheme of landscaping shall be submitted to the local planning authority, 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.

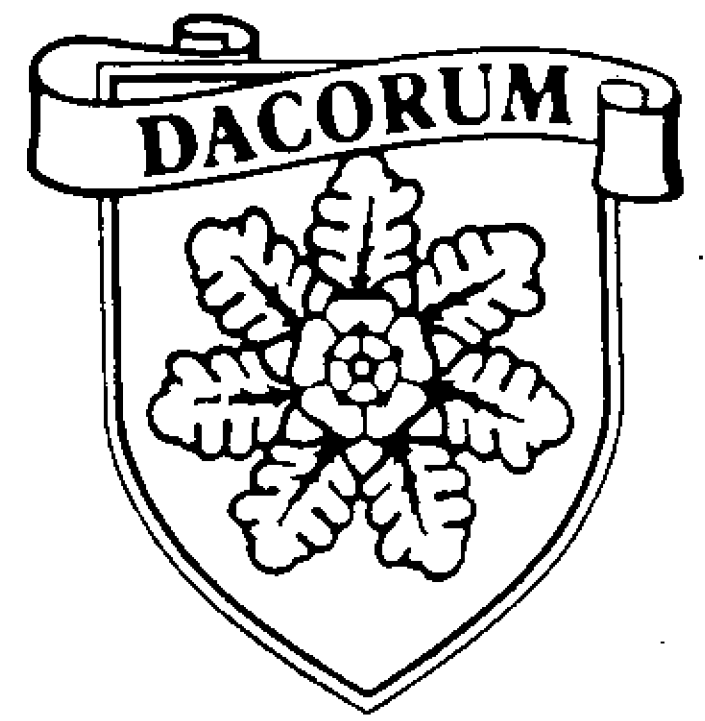
Reason: To maintain and enhance visual amenity.

4. 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.

5. Prior to the occupation of the development hereby permitted the boundaries of the site, including those around the car park, shall be fenced and planted in accordance with details which shall have been submitted to and approved by the local planning authority.

Reason: To ensure a satisfactory appearance.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0611/93

Date of Decision: 22.06.1993

6. Notwithstanding the details on Plan No. 4/0611/93 Drawing No. 91.13.22 the development hereby permitted shall not be occupied until details of arrangements for vehicle parking shall have been submitted to and approved by the local planning authority. Such details shall include layout, materials of surfacing and landscaping and the development shall be carried out in accordance with the details so approved.

Reason: In order to safeguard the appearance of this area which is part of an important "Green Route" through Tring.

7. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

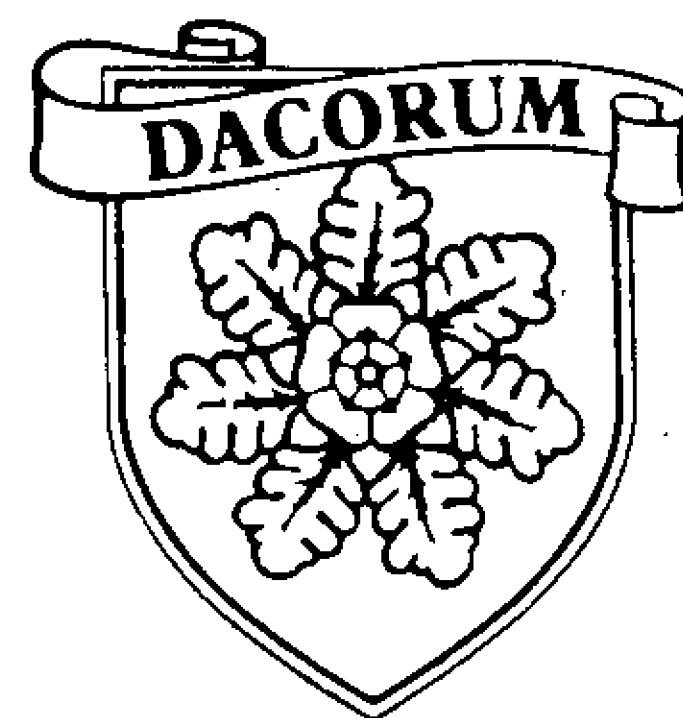
Reason: In the interests of highways safety.

8. Sight lines of 2.4 x 35m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

9. The length of Tring Town Footpath 41 which crosses the site must be brought up to an adoptable standard for the length fronting the site. Details of works should be submitted to and approved by the local planning authority within three months of the date of this permission. The right of way must remain clearly defined and unobstructed at all times and the works to the footpath shall be completed prior to occupation of the development.

Reason: To ensure a satisfactory development.



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1401/93

Bateman Mole Associates
Avenue Lodge
Stratford Road
Buckingham
MK18 1NY

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

New Road/Morefields, Tring, Herts

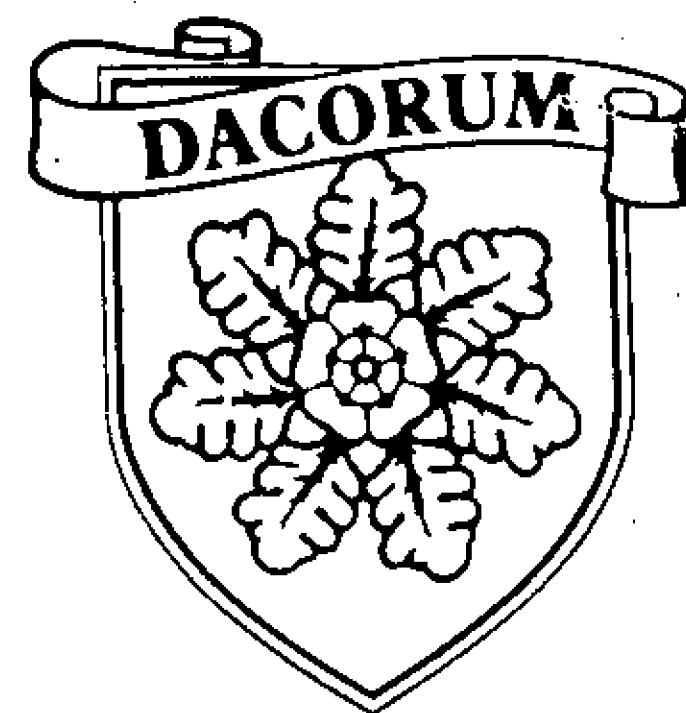
SUBMISSION OF DETAILS PURSUANT TO CONDITION 3 (LANDSCAPING PURSUANT TO P/P
4/0611/93 (6 1-BEDROOM & 2 2-BEDROOM FLATS AND CAR PARKING)

Your application for *the approval of details or reserved matters* dated 14.10.1993
and received on 15.10.1993 has been *GRANTED*, subject to any conditions set out
on the attached sheet(s).

Director of Planning.

Date of Decision: 22.11.1993

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1401/93

Date of Decision: 22.11.1993

The landscaping scheme hereby approved is that shown on Drawing No. 91.13.29 received by the local planning authority on 15 October 1993.

Reason: For the avoidance of doubt.