

Date 11 May 1998  
Your Ref  
Our Ref 4/0623/98/TCA  
Contact Miss T. Mattick  
Extension 2396

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Dear Sir,

**WORKS TO TREES IN THE CONSERVATION AREA: 52 CROSS OAK ROAD,  
BERKHAMSTED**

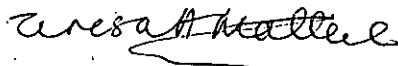
I write in reference to the above application.

Dacorum Borough Council have no objections to the following proposals as set out in your letter of 2 April 1998:

- T1 - Ash - fell to ground
- T2 - Cypress - re-shape
- T3 - Weeping Willow - crown thin
- T4 - Field Maple - crown thin
- T5 - Laurel Privet hedge - reduce height
- T6 - Beech hedge - reduce height

This decision was made on 11 May 1998 and allows you to progress these works.

Yours Faithfully,



**Teresa Mattick  
Planning Officer  
Planning Department**

6. 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.

7. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard (3998 (Tree Work)).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with 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 to safeguard the visual character of the immediate area.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on Drawing No. CH293/(2)01F 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.

10. No dwelling shall be occupied until means of vehicular access has been constructed in accordance with the approved plans.

Reason: To ensure the proper development of the estate.

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

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

12. The road hereby permitted shall be constructed in accordance with plans sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure proper development of the estate.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected without the prior written approval of the local planning authority.

Reason: In the interests of the safeguarding the visual amenity of the site.

14. 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 doors, windows or other openings shall be formed in the north-east elevation of House 3.

Reason: In the interests of safeguarding the residential amenity of the future occupants of House 2.

**15. 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, E**

Reason: In the interests of the visual amenity of the development and to safeguard TPO trees.