



PLANNING

Agent:

BATEMAN MOLE ASSOCIATES
AVENUE LODGE
STRATFORD ROAD
BUCKINGHAM
MK18 1NY

Applicant:

HIGHTOWN PRAETORIAN
HOUSING ASSOCIATION
WHITE LION HOUSE
70 QUEENSWAY
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00641/97/FUL
DEMOLITION OF NO. 8 NEW ROAD, ALTERATIONS AND EXTENSIONS TO
EXISTING DWELLINGS; ERECTION OF 1 NO 4 BEDROOM; 3 NO 3 BEDROOM
AND 2 NO 2 BEDROOM DWELLINGS
2-16, NEW ROAD, TRING, HERTS, HP23**

Your application for full planning permission dated 25 April 1997 and received on 28 April 1997 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning
Dacorum Borough Council
Civic Centre
Marlowes
Hemel Hempstead
Herts
HP1 1HH

Date of Decision: 15 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00641/97/FUL

Date of Decision: 15 August 1997

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.

3. No development shall take place until full details of 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.

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

4. Soft landscape works shall include planting plans and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

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. All 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.

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

CONDITIONS APPLICABLE TO APPLICATION: 4/00641/97/FUL

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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 residential amenity.

8. The boundary treatment, marked by an orange line on the approved plan, shall be completed prior to the occupation of any part of the development hereby approved.

Reason: In the interests of the residential amenities of adjacent properties.