



# PLANNING

MR A KING  
FOLLY BRIDGE HOUSE  
BULBOURNE  
TRING  
HERTS  
HP23 5QG

Applicant:  
MR P LUTT  
13 RAMBLING WAY  
POTTEN END  
BERKHAMSTED  
HERTS  
HP4 2SF

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/00693/97/FHA**  
**TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION**  
**13 RAMBLING WAY, POTTEN END, BERKHAMSTED, HERTS, HP4 2SF**

Your application for full planning permission (householder) dated 28 April 1997 and received on 7 May 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: 26 June 1997

**CONDITIONS APPLICABLE TO APPLICATION: 4/00693/97/FHA**

Date of Decision: 26 June 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans (Drawing No. ML 101/A), and particulars (mature Cherry and Norway Spruce); 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 Condition 4 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.

**4. No work shall be started on the development hereby permitted until details of the method of protection for the trees referred to in Condition 3 shall have been submitted to and approved by the local planning authority.**

Reason: To ensure that the trees proposed for retention are properly protected during construction works.