

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0811/95

Dovegreen Properties Ltd
45 Green Lane
Chesham Bois
Amersham
BUCKS

Mr A.King
Folly Bridge House
Bulbourne
Tring
Herts HP23 5QG

DEVELOPMENT ADDRESS AND DESCRIPTION
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Land adjacent to Brookfield, Brook Street, Tring

ERECTION OF 4 DWELLINGS, REPLACEMENT GARAGE AND NEW ACCESS

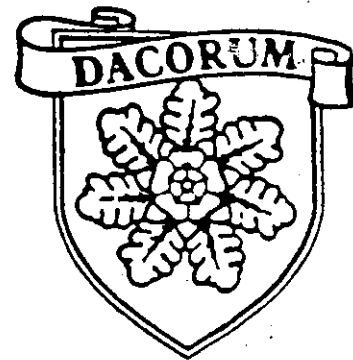
Your application for *full planning permission* dated 22.06.1995 and received on 23.06.1995 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 19.10.1995

(encs. - Conditions and Notes).





CONDITIONS APPLICABLE
TO APPLICATION: 4/0811/95

Date of Decision: 19.10.1995

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. Notwithstanding the details on the approved plans, no work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment thereto, no development falling within class A, B, C, D, E of Part 1 and Class A, B of Part 2 of Schedule 2 thereto shall be carried out without the express written permission of the local planning authority.

Reason: In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, 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.

5. 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.

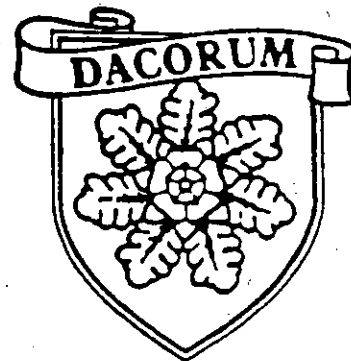
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CONDITIONS APPLICABLE
TO APPLICATION: 4/0811/95

Date of Decision: 19.10.1995

(continued)



6. Provision shall be made for the protection of the badgers resident on the site, both during construction and thereafter, and details of the scheme of protection shall be submitted to and approved by the local planning authority before any work commences on site.

Reason: To ensure protection of badgers resident on the site as required by the Badgers Act 1992.

7. Any gates provided shall be sited a minimum of 5 m back from the edge of the carriageway.

Reason: In the interests of highways safety.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation, shown on Drwg No. MD102A Jun 95; Rev Sep 95 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.

9. The kerb radii of the access shall be 6 m and shall include a pram/wheelchair crossing.

Reason: In the interests of highways safety.

10. Notwithstanding any provisions of the Town and Country Planning (General Permitted Development) Order 1995, the integral garages of plots 1 to 4 inclusive shall be retained at all times for the parking of vehicles associated with the residential occupation of the respective dwellings and shall not be converted or adapted to form ancillary living accommodation.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

11. Notwithstanding the details on Drwg No. MD102B Jun 95 Rev Sep 95 Rev Oct 95 the tree protection fencing coloured orange on this plan shall comprise 2.4 m fencing supported on a scaffold framework braced to resist impacts with a minimum 20 mm exterior grade ply board affixed thereto.

Reason: In order to adequately protect existing trees.

12. The tree protection fencing required by condition 11 shall be erected before works commence on the development and shall be retained in position throughout the course of the development.

Reason: In order to adequately protect existing trees.

