

PLANNING**Applicant:**

CREST HOMES (EASTERN) LTD
CREST HOUSE PROGRESSION CENTRE
MARK ROAD
HEMEL HEMPSTEAD
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00902/97/FUL

**DEMOLITION OF EXISTING OFFICE BUILDING AND ERECTION OF FIVE
DETACHED DWELLINGS WITH ASSOCIATED PARKING
BEECHGROVE, STATION ROAD, TRING, HERTS, HP235NR**

Your application for full planning permission dated 3 June 1997 and received on 4 June 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: 14 August 1997

CONDITIONS APPLICABLE TO APPLICATION: 4/00902/97/FUL

Date of Decision: 14 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 dwelling shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety.

4. All construction traffic shall use the existing access off Station Road and shall not, for any purpose, use Hazely.

Reason: In the interests of highway safety.

5. No boundary wall or part thereof shall be demolished or removed without the prior written approval of the local planning authority.

Reason: To maintain the character of the area.

6. 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 details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

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

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7. 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 ensure a satisfactory appearance to the development and to safeguard the visual appearance of the area.

8. 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, D, and E.

Reason: To ensure a satisfactory development.

9. 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 3998:1989 "Recommendations for Tree Work".

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

10. 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.

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

11. The erection of fencing for the protection of the retained trees as shown on Dwg No CH 272/2/10 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.

12. All works involved in the construction of the access drive in the vicinity of tree T1 within the area shown coloured blue on Dwg No CH 272/2/10 shall be carried out only by hand.

Reason: To safeguard the protected tree.