

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/0907/91

Mr M. O'Mahony
The Whins, Gravel Path
Berkhamsted
Herts

Capener Cross Partnership
Salter House, Cherry Bounce
Hemel Hempstead
Herts

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

45 Newell Road, Hemel Hempstead,

SUBMISSION OF DETAILS OF MATERIALS AND LANDSCAPING PURSUANT P/P 4/0188/89 (10 DWELLINGS)

Your application for *the approval of details or reserved matters* dated 01.07.1991 and received on 02.07.1991 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 01.08.1991

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/0907/91

Date of Decision: 01.08.1991

1. The Horse Chestnut tree coloured yellow on Drawing No. 9101/04 shall be replaced by a Silver Birch tree and the Beech tree coloured green on this drawing should be replaced with a species to be agreed in writing by the local planning authority, details of which shall be submitted within three weeks of this approval.
2. With the exception of the trees referred to in Condition 1 all the other trees shown on Drawing No. 9101/04 shall be retained and any of these which within a period of five years from the completion of the development site, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or 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.
3. The front boundary hedge coloured orange on Drawing No. 9101/04 shall be replaced in accordance with a scheme to be submitted to and approved by the local planning authority and the replacement planting shall be carried out between 1 October 1991 and 31 March 1992.
4. Within two weeks of the date of this approval, a scheme shall be submitted to the local planning authority for the protection of all the retained trees as referred to in Condition 2, and following the approval of the scheme by the local planning authority shall be fully complied with within seven days of such an approval and thereafter maintained until the completion of the development, unless otherwise agreed in writing by the local planning authority.
5. The landscaping of the site shall be carried out in accordance with Conditions 7 and 9 of planning permission 4/0188/89.
6. This permission only relates to the details of soft landscaping shown on Drawing No. 910/04 .
7. The earth bank coloured brown on Drawing No. 9101/04 shall be reinstated within seven days of the date of this approval and notice of the completion of the works of reinstatement shall be given to the local planning authority to enable further inspection of this bank and this bank shall be seeded in accordance with a scheme which shall be submitted within one month of the date of this decision and carried out in accordance with Condition 9 of planning permission 4/0188/89.
8. A Sorbus Aria Lutescens planted as a standard (8 - 10 cm at 1 m above ground level) shall be planted within the area coloured purple on Drawing No. 9101/04 in accordance with Condition 9 of planning permission 4/0188/89.



CONDITIONS APPLICABLE
TO APPLICATION: 4/0907/91

Date of Decision: 01.08.1991

9. A 1.8 m high close boarded fence shall be erected along the sections of boundary of the site shown by the green line on Drawing No. 9101/04 prior to the first occupation of any of the dwellings granted permission under 4/0188/89.

REASONS:

1. Both trees have been damaged as a consequence of work at the site and are required to be replaced in the interests of the visual amenity of the locality.
- 2&3. In the interests of the visual amenity of the site and the locality and for the avoidance of doubt.
4. To ensure the immediate protection of existing vegetation which makes a valuable contribution to the visual amenity of the locality.
- 5&6. For the avoidance of doubt.
7. In the long term interests of the visual amenity of the site and locality, in the interests of residential amenity and for the avoidance of doubt.
8. In the long term interests of the visual amenity of the site and locality.
9. For the avoidance of doubt and in the interest of residential amenity.



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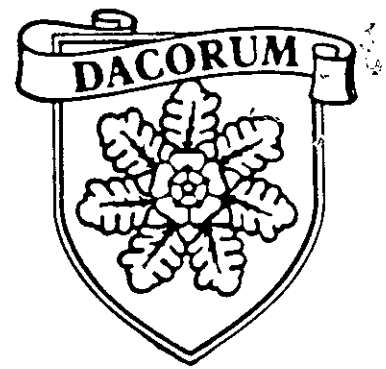
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8. In the long term interests of the visual amenity of the site and locality.
9. For the avoidance of doubt and in the interest of residential amenity.