

**Dacorum Borough Council**  
**Planning Department**

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



PETER SENSKY ASSOCIATES  
114 PINNER ROAD  
NORTHWOOD  
MIDDLE  
HA6 1BS

RECTORY HOMES LTD  
ADELAIDE HOUSE  
17 HIGH STREET  
THAME  
OXFORDSHIRE  
OX9 2BZ

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01079/00/FUL**

**REAR OF 50-52, STATION ROAD, TRING, HERTS**  
**FIVE HOUSES WITH GARAGES AND ACCESS**

Your application for full planning permission dated 09 June 2000 and received on 12 June 2000 has been **GRANTED**, subject to any conditions set out overleaf.

A handwritten signature in black ink, appearing to read 'Win Barnard'.

Director of Planning

Date of Decision: 27 July 2000

**CONDITIONS APPLICABLE TO APPLICATION: 4/01079/00/FUL**

Date of Decision: 27 July 2000

**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 development hereby permitted shall be constructed in the materials specified in the letter dated 25 July 2000 from Rectory Homes Ltd which was received by the local planning authority on 26 July 2000, or such other materials as may be agreed in writing by the local planning authority.**

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 and particulars; 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: 1989 Recommendations for 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.**

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

**4. The trees and boundary hedges shown for retention on the approved Drawing No. RH.DC.P8/4/1 shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**5. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. RH.DC.P8/4/1.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

**6. All hard and 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 or in accordance with a programme agreed with the local planning authority.**

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

**7. No dwelling shall be occupied until that part of the service road which provides access to it shall have been constructed in accordance with the details shown on Drawing No. RH.DC.P8/4/1.**

Reason: To ensure a satisfactory development.

**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, E, F and G;  
Part 2 Classes A and B.**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality.