



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1119/96

Reuben Webb
32 Granville Dene
Bovingdon
Herts

Steve Bradbury Associates
4 Northcote Road
Sidcup
Kent
DA14 6PW

DEVELOPMENT ADDRESS AND DESCRIPTION
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The Lodge, Tring Grange Farm, Cholesbury Road, Tring

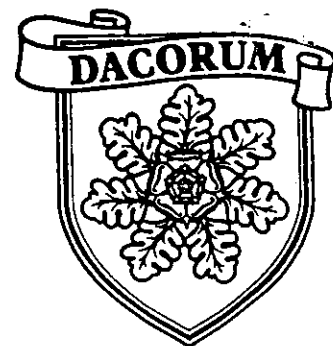
REPLACEMENT DWELLING (REVISED APPLICATION)

Your application for *full planning permission* dated 16.08.1996 and received on 02.09.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.11.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1119/96

Date of Decision: 28.11.1996

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. 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. 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.

4. Notwithstanding the drawn details, the dwelling and garage shall be constructed in accordance with the dimensions as notated on Drawing No. 960702-01A.

Reason: For the avoidance of doubt.

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.

6. The dwelling hereby permitted shall not be occupied until the existing house and garage shall have been demolished and all material resulting from the demolition removed from the site.

Reason: To safeguard and maintain the strategic policies of the local planning authorities as expressed in the County Structure Plan and Dacorum Borough Local Plan.

Continued



CONDITIONS APPLICABLE
TO APPLICATION: 4/1119/96

Date of Decision: 28.11.1996

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any amendment thereto, there shall be no development comprised in Classes A, B, C, D, E, F, G or H of Part 1 and Class A and B of Part 2 of Schedule 2 to that order without the prior written approval 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.

8. The existing access shall be closed off and assimilated into the land within three months of the completion of the access shown on Drawing No. 960702-01A.

Reason: To maintain and enhance visual amenity.

9. The new access gates and fencing shall be constructed in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To maintain and enhance visual amenity.