

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1293/93

A Dickman
c/o Ian H Leek FRICS
6 Monks Hollow
Marlow Bottom
Bucks SL7 3SY

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DEVELOPMENT ADDRESS AND DESCRIPTION
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Land at Brookfield, Brook Street, Tring, Herts

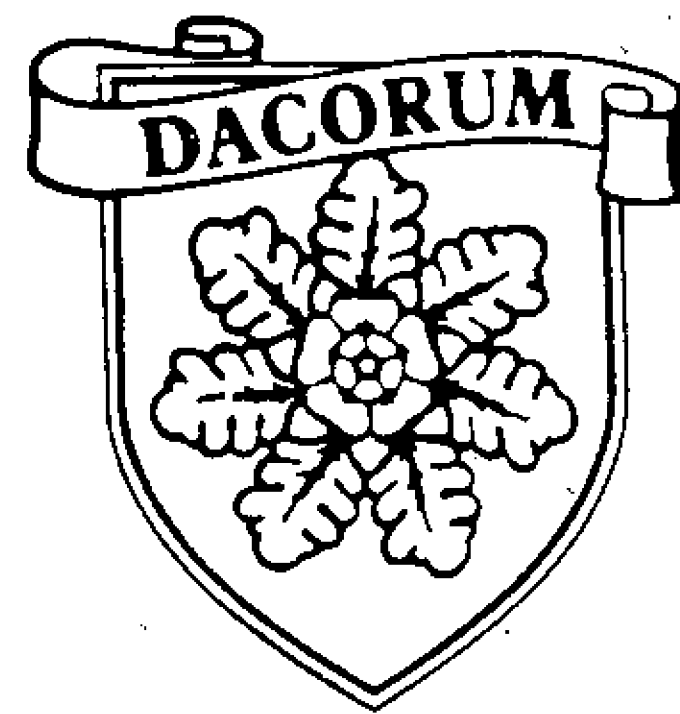
ERECTION OF DOUBLE GARAGE, 3 DETACHED HOUSES, FORMATION OF ACCESS ONTO CLASSIFIED ROAD

Your application for *outline planning permission* dated 22.9.93 and received on 23.9.93 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 21.12.93

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1293/93

Date of Decision: 21.12.93

1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the building which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

2. Application for approval in respect of all matters reserved in condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:

(i) The expiration of a period of five years commencing on the date of this notice.

(ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

3. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

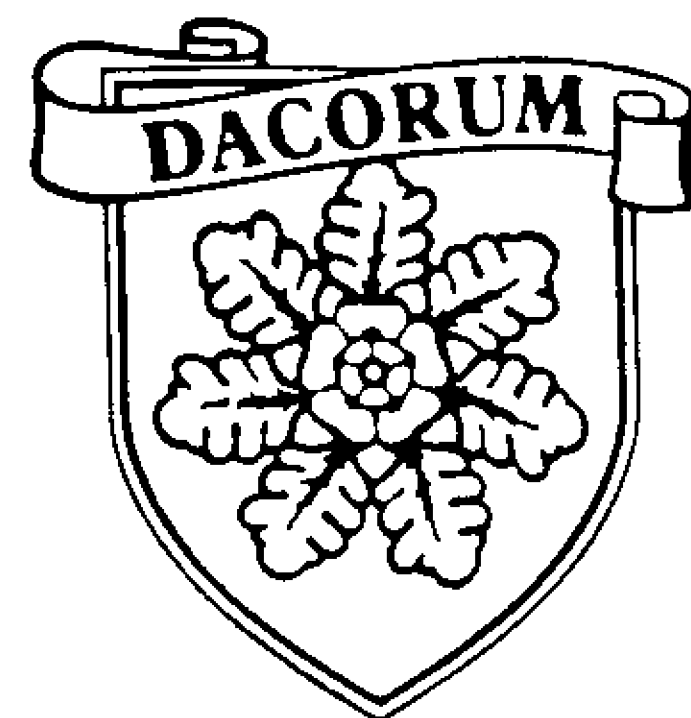
Reason: In the interests of highways safety.

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

Reason: In the interests of highways safety.

5. Either a turning space to Table F of Hertfordshire County Council's specification must be provided to each unit so that vehicles can emerge in forward gear into the common drive or 2.4 m x 2.4 m visibility splays shall be provided with regard to each drive.

Reason: To ensure that vehicles may enter and leave the site in forward gear.



CONDITIONS APPLICABLE
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6. 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.

7. Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Reason: To maintain and enhance visual amenity.

8. Details of the ground floor levels of the buildings in relation to the adjoining dwellings and the existing highway and cross sections through the site shall be submitted to and approved by the local planning authority before development is commenced.

Reason: To ensure a satisfactory development.

9. 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 the protection of badgers resident on the site as required by the Badgers Act 1992.