

# Dacorum Borough Council Planning Department

Civic Centre Marlowes  
Hemel Hempstead  
Herts HP1 1HH



CAPENER CROSS PARTNERSHIP  
109 HIGH STREET  
HEMEL HEMPSTEAD  
HERTS  
HP1 3AS

DACORUM BOROUGH COUNCIL  
HOUSING AND HEALTH DEPARTMENT  
CIVIC CENTRE, MARLOWES  
HEMEL HEMPSTEAD  
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION - 4/01376/99/FUL**

**1-26 POND CLOSE, TRING, HERTS**  
REFURBISHMENT OF DEVELOPMENT, REPLACEMENT WINDOWS &  
DOORS. EXTENSION TO GROUND AND FIRST FLOORS AND EIGHT  
ADDITIONAL CAR PARKING SPACES

Your application for full planning permission dated 03 August 1999 and received on 03 August 1999 has been **GRANTED**, subject to any conditions set out overleaf.



Director of Planning

Date of Decision: 11 November 1999

## **CONDITIONS APPLICABLE TO APPLICATION: 4/01376/99/FUL**

Date of Decision: 11 November 1999

**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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in size, colour and texture those used on the existing building.**

Reason: To ensure a satisfactory appearance to the development.

**3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials and details of the proposed new railings.**

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

**4. 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.

**5. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the local planning authority.**

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