



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1436/94

Mr & Mrs P Robinson  
Tall Pines  
Cholesbury Road  
Wigginton  
HERTS

Russell F Croft  
30 Park Road  
Tring  
Herts  
HP23 6BN

DEVELOPMENT ADDRESS AND DESCRIPTION  
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Tall Pines, Cholesbury Road, Tring, Herts

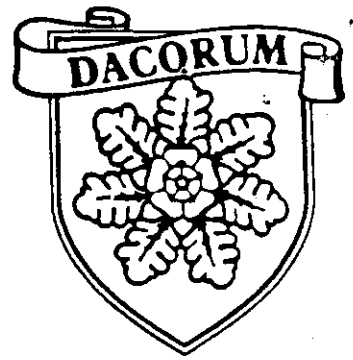
DEMOLITION OF BUNGALOW AND ERECTION OF TWO STOREY REPLACEMENT DWELLING

Your application for *full planning permission* dated 09.11.1994 and received on 09.11.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning.

Date of Decision: 22.02.1995

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1436/94

Date of Decision: 22.02.1995

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 indicate details of existing trees 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. 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.

5. The existing dwelling, coloured green on drawing no.118/03, shall be demolished and all materials arising from this demolition shall be removed from the site within one month of the first occupation of the dwelling hereby permitted.

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

Continued.....



CONDITIONS APPLICABLE  
TO APPLICATION: 4/1436/94

Date of Decision: 22.02.1995

6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, as amended, no development falling within Classes A, B or E of Part 1 of schedule 2 to that Order shall be carried out 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.