

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1443/96

Leverstock Green Lawn Tennis
Association
Grasmere Close
Hemel Hempstead
Herts

Mr B Stanlake
4 Uplands
103 London Road
Luton
Beds LUI 3RD

DEVELOPMENT ADDRESS AND DESCRIPTION

Leverstock Green Lawn Tennis Club, Grasmere Close, Hemel Hempstead, Herts

(1) 3M HIGH FENCE(WOODEN LAPPED) ADJ. STANBOROUGH PLACE/ST MAGNUS COURT, (2)
COURTS RESURFACING AND REPOSITIONING, (3) ATTACHMENT GREEN PLASTIC SCREEN TO
FENCE FRONTING GRASMERE CLOSE

Your application for *full planning permission* dated 31.10.1996 and received on
06.11.1996 has been **GRANTED**, subject to any conditions set out on the attached
sheet(s).

Director of Planning

Date of Decision: 30.12.1996

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1443/96

Date of Decision: 30.12.1996

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. The 3 m high fences marked A-B and C-D on Plan No. 4/1443/96FL [Plan 1] shall at no time be used as a vertical surface for the practice of tennis or any other ball games.

Reason: The constant/regular hitting of balls against the wooden surface for the practice of tennis or other ball games would seriously prejudice the residential amenity of nearby dwellings.

3. Notwithstanding the details shown on the submitted plans, adequate space shall be provided between the inner face of the section of fence marked A-B on Plan No. 4/1443/96FL [Plan 1] and the tennis court surface edge in order to facilitate the erection of a 3 m high mesh welded fence which shall be provided one year after the provision of the wooden fence marked A-B, unless the local planning authority otherwise agrees that the meshing is not required.

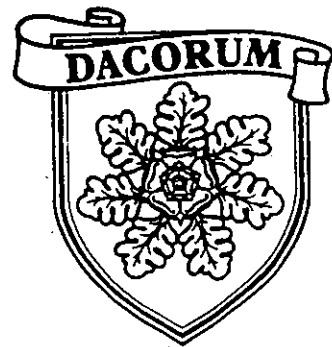
Reason: The provision of the mesh fencing will be necessary if following the installation of the wooden fencing marked A-B, the hitting of balls against this wooden surface through the use of the courts during general play proves to be detrimental to the residential amenity of nearby dwellings. After one year of regular use of the courts in association with the fencing, the local planning authority will be able to fully assess as to whether the noise from the balls hitting the fence is detrimental to residential amenity.

4. With the exception of the 3 trees identified by 'X' on Plan No. 4/1443/96FL [Plan 1] to be removed, no other vegetation shall be removed from the area edged in pink unless otherwise agreed by the local planning authority and before any work starts on the resurfacing and repositioning of the courts hatched blue on Plan No. 4/1443/96FL [Plan 2], the precise position of the courts shall be set out on the site, inspected and agreed by the local planning authority.

Reason: To ensure that the repositioned courts do not prejudice the retained boundary vegetation as shown in green by Plan 4/1443/96 [Plan 2]. The vegetation makes a valuable contribution to the visual amenity of the locality.

5. In conjunction with Condition 4, adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of the existing and retained vegetation to prevent damage during constructional works.

Reason: To ensure that there is no damage to the existing vegetation which makes a valuable contribution to the visual amenity of the locality.



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6. Within 1 month of the date of this permission, a scheme for replacement planting in respect of the 3 removed trees subject to Condition 4 shall be submitted to the local planning authority and the agreed replacement trees shall be planted in the first planting season following the completion of the repositioning and resurfacing of the courts; and any trees or plants which within 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: In the interests of the visual amenity of the locality.

7. The existing vegetation abutting the south eastern boundary of the site fronting Grasmere Close shall be protected during the installation of the screen sheeting between Points E and F on Plan No. 4/1443/96 [Plan 2] and any of the existing adjoining hedge/trees which become damaged or removed shall be replaced to the satisfaction of the local planning authority.

Reason: To ensure that there is minimum impact upon the existing vegetation which makes a valuable contribution to the visual amenity of the locality.

8. In the event that approved screen sheeting to be affixed to the whole length and depth of the inner face of the mesh fencing between points E and F on Plan 4/1443/96 [Plan 2] as referred to in Condition 7 becomes damaged, it shall be replaced with the identical type and colour material to the satisfaction of the local planning authority.

Reason: In the interests of safeguarding the visual amenity of the locality.

Note:

Notwithstanding the annotation referred to on Plan 2 of Plan No. 4/1443/96, this information has been prepared by the local planning authority in connection with Application 4/1468/95 relating to the site. The sole purpose of this plan is to identify the different elements of the scheme, ie:

1. Blue hatched area - site of resurfaced courts.
2. Yellow Boundary (between points E and F) - site of green plastic sheeting to be affixed to the whole length and depth of the inner side of the existing wire mesh fence.

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3. Pink Boundary - site of 3 m high lapped fence.
4. Green Area - wooded boundary to be retained.