

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1453/96

Seven Counties Construction
Three Gables
7 Queen's Street
Pitstone
BEDS

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Land adjacent to 11 Cobbetts Ride, Tring, Herts

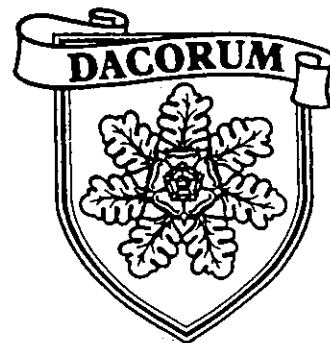
TWO DETACHED DWELLINGS AND GARAGES

Your application for *full planning permission* dated and received on 07.11.1996 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 28.01.1997

(encs. - Conditions and Notes).



CONDITIONS APPLICABLE
TO APPLICATION: 4/1453/96

Date of Decision: 28.01.1997

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 development shall take place until samples of the materials proposed to be used on the external walls and roofs of the development have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved plans, 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 proposed finished levels or contours, hard surfacing materials for access, parking and turning areas, boundary treatments and proposed functional services above and below ground (eg drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

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

4. Soft landscape works shall include schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

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

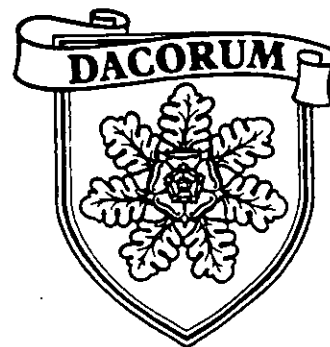
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following completion of the development. For the purposes of this condition a planting season shall be deemed to commence on 1 October in any year and to end on 31 March in the next following year.

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

6. 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.

Continued over



CONDITIONS APPLICABLE
TO APPLICATION: 4/1453/96

Date of Decision: 28.01.1997

7. Fencing for the protection of the walnut tree in the north east corner of the site shall be erected in the position marked in green on approved drawing no. 96-cr-sc-1A before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in the area fenced in accordance with this condition and the ground levels within that area shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. The protective fencing shall comprise 2.4 metre high board fencing on a scaffold framework in accordance with paragraph 8.2.3 of British Standard 5837:1991.

Reason: In order to ensure that damage does not occur to the tree during building operations.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Plan 96-cr-sc-1B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

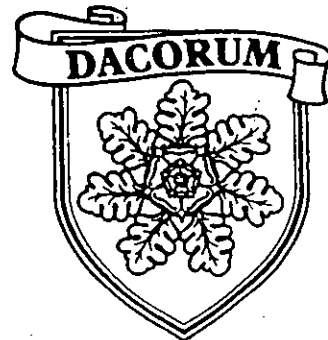
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority.

Schedule 2 Part 1 Classes A, B, E, F and G
 Part 2 Class A

Reason: To enable the local planning authority to retain control over further development in the interest of visual and residential amenity and in the interest of the preserved tree on the site.

10. No development shall take place until details of the proposed slab levels of the buildings, in relation to the existing and proposed levels of the site and the surrounding land, have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed in accordance with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.



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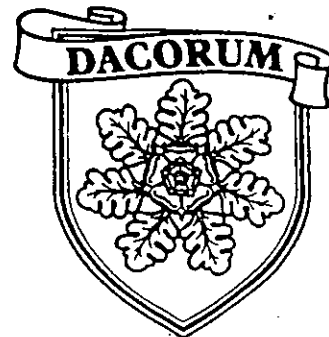
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Reason: To ensure a satisfactory appearance.

3. Notwithstanding the details shown on the approved plans, no development shall take place until full details of both hard and soft landscape works shall have been submitted to an approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, hard surfacing materials for access, parking and turning areas, boundary treatments and proposed functional services above and below ground (eg drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

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

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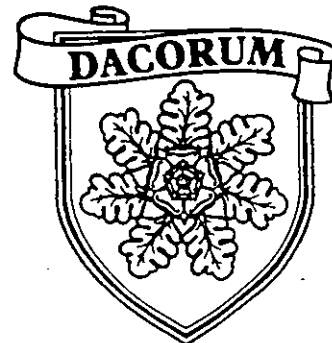
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following completion of the development. For the purposes of this condition a planting season shall be deemed to commence on 1 October in any year and to end on 31 March in the next following year.

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

6. 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.

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Reason: In order to ensure that damage does not occur to the tree during building operations.

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Plan 96-cr-sc-1B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority.

Schedule 2 Part 1 Classes A, B, E, F and G
 Part 2 Class A

Reason: To enable the local planning authority to retain control over further development in the interest of visual and residential amenity and in the interest of the preserved tree on the site.

10. No development shall take place until details of the proposed slab levels of the buildings, in relation to the existing and proposed levels of the site and the surrounding land, have been submitted to and approved in writing by the local planning authority. The buildings shall be constructed in accordance with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.