

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1630/92

D B Rees, Builders
62a Station Road
Kings Langley
Herts

Aitchisons
154 High Street
BERKHAMSTED
Herts
HP4 3AT

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Adj 93 Longfield Rd, Tring, Herts

ERECTION OF FOUR TWO BEDROOM AND EIGHT ONE BEDROOM MAISONETTES

Your application for *full planning permission* dated 23.12.1992 and received on 29.12.1992 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

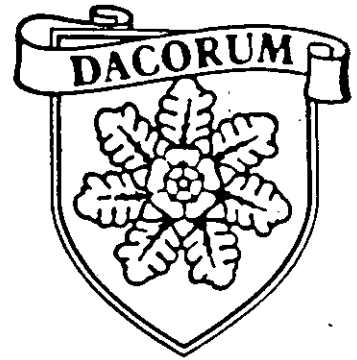
Director of Planning.

Date of Decision: 01.04.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE
TO APPLICATION: 4/1630/92

Date of Decision: 01.04.1993



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 work shall be started on the development hereby permitted until details of all hard-surfacing materials 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.

4. No work shall be started on the development hereby permitted until details of all boundary treatments 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.

5. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any 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.

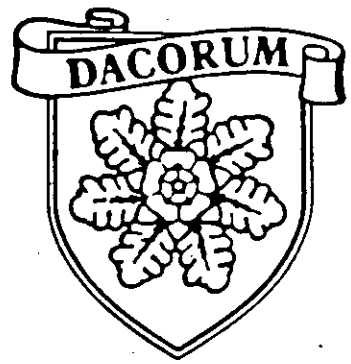
Reason: To maintain and enhance visual amenity.

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.

CONDITIONS APPLICABLE
TO APPLICATION: 4/1630/92

Date of Decision: 01.04.1993



7. 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.

8. Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

Reason: In the interests of highways safety.

9. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning shown on plan No. 846/010 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.

10. No windows shall be provided at first floor level in the south elevation of the south block nor the north elevation of the north block without the prior written permission of the local planning authority.

Reason: For the avoidance of doubt and to safeguard the amenities of neighbouring properties.