



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

PEP ARCHITECTS LTD
33/34 HIGH STREET
TRING
HERTS
HP23 5AA

MR & MRS F CURTIS
LARK RISE
50 STATION ROAD
TRING
HERTS
HP23 5NW

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01687/98/OUT

REAR OF 50, STATION ROAD, TRING, HERTS
CONSTRUCTION OF 1NO DWELLING AND COVERED SWIMMING POOL

Your application for outline planning permission dated 23 September 1998 and received on 24 September 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01687/98/OUT

Date of Decision: 05 January 1999

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission; to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92 (2) of the Town and Country Planning Act 1990.

4. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 1 year from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars 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 any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

5. The trees shown for retention on the approved Drawing No. 200 Rev A shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on scaffold framework, not more than 3 metres apart and positioned in accordance with the approved plan. The protective fencing must not be removed or altered without the prior written approval of the local planning authority.

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

6. No materials, plant, soil or spoil shall be stored underneath the canopy of any tree on the site which is shown for retention on the approved Drawing No. 200 Rev A.

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

7. Details of protective fencing around the boundary hedges and the trees within the site which are covered by a Tree Preservation Order shall be submitted to and approved in writing by the local planning authority, and the protective fencing shall be erected in accordance with the approved details prior to any works commencing on site.

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

8. Any works to the trees which are covered by the Tree Preservation Order that are required in order to permit access traffic onto the site shall be agreed in writing by the local planning authority prior to any works commencing on the site.

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

9. All construction traffic shall utilise the temporary access shown on the approved plan Drawing No. 200 Rev A, and this temporary access shall be constructed prior to commencement of any works for the construction of the dwelling hereby permitted.

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

10. The driveway shown hatched on Drawing No. 200 Rev A shall be constructed in accordance with the details stated on the drawing. This section of driveway shall be constructed only when the building operations for the construction of the house hereby permitted have been completed.

Reason: To ensure that the construction traffic utilises the temporary access and to ensure that damage does not occur to the trees.

11. 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 E, F and G.

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality and to protect the trees and hedges within the site.