



PLANNING

Civic Centre Marlowes
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THE OBLATE SISTERS OF ST FRANCIS DE SALES AND MR J RADFORD
THE CONVENT OF ST FRANCIS DE SALES
AYLESBURY ROAD
TRING
HERTS
HP23 4DL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01724/98/OUT

**ADJ. ELDERFIELD & THE CONVENT OF FRANCIS DE SALES, WESTERN ROAD,
TRING, HERTS**
DEMOLITION OF HALL AND DWELLING. FORMATION OF NEW ACCESS FROM
COBBETTS RIDE. OUTLINE PERMISSION FOR 3NO DETACHED DWELLINGS
AND SINGLE DETACHED GARAGE

Your application for outline planning permission dated 30 September 1998 and
received on 01 October 1998 has been **GRANTED**, subject to any conditions set out
overleaf.

Director of Planning

Date of Decision: 11 February 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01724/98/OUT

Date of Decision: 11 February 1999

1. Approval of the details of the siting, design and external appearance of the building[s], 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

5. 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.

6. 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 Condition 7 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.

7. The trees shown for retention on the approved Drawing No. 1627/13 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 firm stake supports, not more than 3 metres apart and positioned beneath the outermost part of the branch canopy of the trees.

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

8. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 1627/13 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. The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Reason: In the interests of highways safety.

10. 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, C, D, E and F;
Part 2 Classes A and B**

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.

11. The existing building shown on Drawing No. 1627/13 shall be demolished and the materials removed prior to the first occupation of any of the replacement dwellings hereby permitted.

Reason: To ensure a satisfactory development.