



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

HUNT ASSOCIATES
121 HIGH STREET
BERKHAMSTED
HERTS
HP4 2DJ

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 - 4/01725/98/FUL

REAR OF 22-28, COBBETTS RIDE, TRING, HERTS, HP23
4NO DETACHED DWELLINGS AND PRIVATE ACCESS ROAD

Your application for full 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: 4/01725/98/FUL

Date of Decision: 11 February 1999

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. 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.

4. 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.

5. The boundary treatment indicated on the approved Drawing No. 1627/15 shall be constructed or erected at the same time as the buildings to which the treatment relates are constructed.

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

6. The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No.1627/15 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.

7. The roads hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.

Reason: To ensure the safe, economic, durable, attractive and proper development of the estate.

8. 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 windows, dormer windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

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) the garages hereby permitted shall be kept available at all times for the parking of vehicles associated with the residential occupation of the dwellings and they shall not be converted or adapted to form living accommodation.

Reason: In the interests of highway 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.