



PLANNING

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TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01791/98/FUL

REAR OF 50-52, STATION ROAD, TRING, HERTS
7NO DETACHED TWO STOREY DWELLING HOUSES

Your application for full planning permission dated 12 October 1998 and received on 14 October 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 05 January 1999

CONDITIONS APPLICABLE TO APPLICATION: 4/01791/98/FUL

Date of Decision: 05 January 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 a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the details on the approved schedule.

Reason: To ensure a satisfactory appearance to the development.

3. 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.

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

4. The trees and boundary hedges shown for retention on the approved Drawing No. RH.DC.P8/4 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 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.

5. 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. RH.DC.P8/4.

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

6. All hard and soft landscape works shall be carried out in accordance with the details shown on Drawing No. RH.DC.P8/4. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme which shall have been agreed with the local planning authority before any work starts on site.

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

7. No dwelling shall be occupied until that part of the service road which provides access to it shall have been constructed in accordance with the details shown on Drawing No. RH.DC.P8/4.

Reason: To ensure a satisfactory development.

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 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, F and G;
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.