

Town Planning
Ref. No. 4/0021/83

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr C Andrews
Market Garage
Brook Street
Tring
Mr A E King
4 Isenburg Way
Grovehill
Hemel Hempstead (C)

Seven 2 bedroomed dwellings, car parking, garages
and access.
at land adjoining Market Garage,
Brook Street, Tring.

Brief
description
and location
of proposed
development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 5th January 1983 and received with sufficient particulars on 6th January 1983 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 3 years commencing on the date of this notice.
- (2) The landscaping scheme shown on drawing no. 4/0021/83 shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (4) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the Local Planning Authority.

Cont'd.../

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In the interests of visual amenity.
- (3) In the interests of visual amenity.
- (4) Any extension to the proposal hereby permitted would result in overdevelopment of this limited site to the detriment of general and visual amenity.
- (5) To ensure proper development and visual and general amenity.
- (6) & (7) To ensure proper development and in the interests of road safety.
- (8) So that a vehicle may stand approximately level before entering the carriageway.
- (9) To ensure a satisfactory development.

Dated.....24th.....day of.....February.....19.83.....

Signed.....

Designation CHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

4/0021/83

Conditions (cont'd)

- (5) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto no gate, fence, wall, hedge or other means of enclosure shall be provided in front of any building hereby permitted without express permission in writing from the Local Planning Authority.
- (6) The access shall include the provision of sight lines 2.4m x 70m with minimum kerb radii of 10.5m within which there shall be no obstruction more than 1m above carriageway level.
- (7) The development hereby permitted shall not be occupied until the sight lines referred to in condition (6) shall have been provided and they shall be so maintained at all times thereafter.
- (8) The gradient of the driveway shall not be greater than 1 in 30 for the first 4.5m from the edge of the carriageway and thereafter not greater than 1 in 10.
- (9) Before development is commenced, full details of a scheme for the management and maintenance of areas hatched green on plan no. 4/0021/83 shall be submitted to and approved by the Local Planning Authority.

Dated 24th day of February 19 83

Signed 

Designation CHIEF PLANNING OFFICER

Town Planning Ref. No. 4/0021/83

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Mr C Andrews Market Garage Brook Street Tring Mr A E King 4 Isenburg Way Grovehill Hemel Hempstead

Seven 2 bedroomed dwellings, car parking, garages and access. at land adjoining Market Garage, Brook Street, Tring.

Brief description and location of proposed development.

In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated 5th January 1983 and received with sufficient particulars on 6th January 1983 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice. (2) The landscaping scheme shown on drawing no. 4/0021/83 shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority. (3) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter. (4) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the Local Planning Authority.

Cont'd.../

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

- (1) To comply with the requirements of Section 41 of the Town & Country Planning Act, 1971.
- (2) In the interests of visual amenity.
- (3) In the interests of visual amenity.
- (4) Any extension to the proposal hereby permitted would result in overdevelopment of this limited site to the detriment of general and visual amenity.
- (5) To ensure proper development and visual and general amenity.
- (6) & (7) To ensure proper development and in the interests of road safety.
- (8) So that a vehicle may stand approximately level before entering the carriageway.
- (9) To ensure a satisfactory development.

Dated..... 24th day of..... February 19 83

Signed..... 

Designation CHIEF PLANNING OFFICER

NOTE

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the Town and Country Planning Act 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Marsham Street, London, S.W.1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.