

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. **4/0033/76**
 Other Ref. No. **53/76D**

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To **Arrowsides Property Company,**
c/o David Picton & Co.
11 Hatfield Road,
St. Albans,
Herts.

Agents: **Messrs. Stimpson, Lock & Vince,**
Chartered Surveyors,
9 Station Road,
Watford,
Herts.

Erection of 8 dwellings, access road, etc.

Christchurch, Christchurch Road, Hemel Hempstead.
 at

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 **16th January 1976** and received with sufficient particulars on **16th January 1976** 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) **No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the Local Planning Authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.**
- 3) **No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the Local Planning Authority.**
- 4) **None of the proposed dwellings shall be occupied until all buildings on the site at the date of this permission shall have been demolished.**
- 5) **None of the proposed dwellings shall be occupied until the access road shown on plan 53/76D (Obj 1644L) shall have been constructed to the reasonable satisfaction of the Local Planning Authority.**
- 6) **Before the commencement of the development hereby permitted, details shall be submitted to, and approved by, the Local Planning Authority of boundary and access fencing/walling and these items shall be provided before the occupation of the proposed dwellings and maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.**

- 7) The seven pine trees on the road frontage of the site shall not be removed, topped, lopped or uprooted without the prior consent of the Local Planning Authority.
- 8) The existing wall abutting the Highway shall be retained and no alterations^{made} other than those shown on plan 53/76D (dwg 1644L) without the prior written consent of the Local Planning Authority.
- 9) Suitable protection to the satisfaction of the Local Planning Authority shall be provided for the trees referred to in condition 7 hereof during construction.

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) To maintain and enhance the visual amenity of the area.
- 3) To ensure the appearance of the development is satisfactory.
- 4),5),6) In order to ensure the proper development of the site.
- 7),8),9) In order that these factors are retained to maintain the visual amenity of the area.

Dated.....15th.....day of.....March.....1976.....

Signed..........

Designation Director of Technical Services

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, Whitehall, 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.

Detailed Points Requiring Attention on
Plan No. 53/76D

1. The party wall construction does not comply with Regulations G.1 and D.8.
2. The returns of the walls do not appear to comply with Regulation D.8 and Schedule 7.
3. Provide full structural calculations for all beams shown.
4. The staircase treads are of inadequate going at 216mm., i.e. a minimum 220mm. tread should be provided.
5. Confirm and indicate that all foundations will be excavated 3 ft. minimum depth below ground level.
6. Provide invert levels for the final manholes in the road and inside the site.
7. Provide full structural details of the retaining walls.
8. Provide full details of all external steps to comply with Part H of the Regulations.
9. Give full details of the method of providing lateral restraint to the roofs and floors, etc., in accordance with Regulation D.8.
10. Further comments may be made upon receipt of your re-application.

T29/BEH
18/5/76