

Town Planning
Ref. No. 4/0036/75

Other
Ref. No. 52/75D

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACORUM

To
Dacorum District Council,
Town Hall,
Hemel Hempstead,
Herts. HP1 1UE.

Agents: Daniel & Lelliott,
Chartered Architects,
Berkshire House,
High Street,
Maidenhead, Berks. SL6 1NF.

Residential development
at 115-137 London Road/Weymouth Street, Apsley, Hemel
Hempstead.

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 10th January, 1975 and received with sufficient particulars on 13th January, 1975 (Complete on 22/1/75) (and modified on 6th June 1975.) 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 five years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping for the site has 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 site until the following matters shall have been submitted to and approved by the local planning authority:-
 - (a) details of the construction of the roads, footways and sewers including visibility sight lines;
 - (b) details and samples of materials to be used externally;
 - (c) details of screen fencing/walling;
 - (d) floor levels of all buildings relative to existing ground and proposed road levels;
 - (e) details of clothes drying facilities including screening externally.

Cont'd on
attached sheet.

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 protect and enhance the visual amenities of the locality.
- (3)
- (4) To ensure the proper development of the site and to comply with
- (5) the requirements of the local highway and planning authorities.
- (6)
- (7) To meet the requirements of the highway authority in the interests of road safety.

Dated.....Tenth.....day of.....June.....19..73

Signed.....
Director of Technical
Designation.....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.

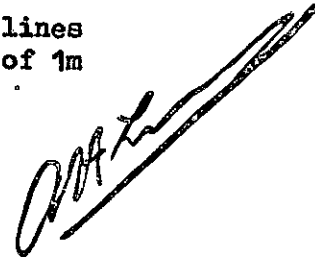
(2) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with section 36 of the 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.

4/0036/75

- (4) None of the dwellings shall be occupied until -
 - (a) the garaging and car parking facilities shown on plan 52/75D; and
 - (b) the roads, footways and sewers in accordance with details approved under condition 3(a) hereof;
 - (c) the screen fencing/walling, and
 - (d) the clothes drying facilities in accordance with details approved under condition 3(c) and (e) hereof, shall have been provided and such matters shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (5) No walls, gates, fences or other thing including trees, shrubs or other vegetation with the exception of grass shall be placed on or planted in the visibility sight lines as approved in accordance with condition 3(a) hereof.
- (6) None of the dwellings hereby permitted shall be occupied until the storage and refuse collection facilities shown on plan 52/75D shall have been provided and such facilities shall be maintained at all times to the reasonable satisfaction of the local planning authority.
- (7) The land hatched green shall be reserved for visibility sight lines within which there shall be no obstruction exceeding a height of 1m above carriageway level.

A handwritten signature in black ink, appearing to be 'C. H. H.', is written diagonally across the bottom right of the page.

