

Town Planning Ref. No. 4/0036/87

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACORUM

To Alath Construction Ltd
24 Lincoln Court
Berkhamsted

A E King
Dovecot Barn
Alder Park Meadows
Long Marston

12 dwellings, access road and refurbishment of
squash club.
at 88-94 Wood Lane End, 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 5 January 1987
and received with sufficient particulars on 8 January 1987
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) 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, and the development
hereby permitted shall be carried out in the materials so approved.
(3) A 2.4 m x 2.4 m visibility splay shall be provided each side of the
access, measured from the edge of the accessway to the edge of the
carriageway, within which there shall be no obstruction to visibility
between 600 mm and 2.0 m above the carriageway level.
(4) Sight lines of 2.4 m x 35 m shall be provided in each direction
within which there shall be no obstruction to visibility between
600 mm and 2.0 m above carriageway level.

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 ensure satisfactory appearance.
- (3) In the interests of highways safety.
- (4) In the interests of highways safety.
- (5) To ensure proper drainage of the site.
- (6) To ensure that reasonable facilities are made available to record archaeological evidence.
- (7) For the avoidance of doubt.
- (8) To maintain and enhance visual amenity.

| | |
|-------------------------------------|---------------------|
| | To Insulate the ... |
| Description and location of project | ... |

In pursuance of their powers under the above mentioned Act and the Orders and Regulations made thereunder the Council hereby grants the development proposed by you in your application dated ...

Dated 19th day of March 1987

Signed _____

Designation _____

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.

CONDITIONS (Cont'd)

- (5) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the local planning authority.
- (6) Advance notice of the start of the site clearance and the excavation of groundworks shall be given to the local planning authority and access allowed at all reasonable times to any person(s) nominated by that authority to observe the works and record any archaeological material that may be exposed.
- (7) The permission hereby granted is an alternative to and not in addition to, either wholly or in part the following:-

| <u>Ref No</u> | <u>Development</u> | <u>Date of Permission</u> |
|---------------|--------------------------|---------------------------|
| 4/0858/2 | Extension to Squash Club | 19 August 1982 |

No part of the development referred to in this permission shall be carried out if any part of the development hereby permitted has been implemented.

- (8) All planting, seeding and turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

Dated 19th day of March 1987

Signed



Chief Planning Officer