To

Town Planning Ref. No 4/0041/87
Other Ref. No

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

DACORUM

M Gilbert Builders 29 High Street Hemel Hempstead CGB Partnership The Dower House 108 High Street Berkhamsted

4 dwellings and garages, access road and double garages	
at 'Old Meadow', Kingshill Way. Berkhamsted	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 8 January 1987

and received with sufficient particulars on 9 January 1987

and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (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) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.

PLEASE TURN OVER

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To maintain and enhance visual amenity.

Dated	***********	 day	of	19	
			Signed		
	ı		Designatio	n	

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 continued

- (4) All planting, seeding or 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 depaged 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.
- (5) Adequate arrangements shall be made to the satisfaction of the letal planning authority for the protection of all trees on the site which are to be retained in accordance with the scheme approved under Condition 3 above to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (6) The existing hedge on the north-east, north-west, south-east and south-west boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Dated Seventh

day of April

1987

Signed

Designation CMIEF PLANNING OFFICER

Town Planning Ref. No. 4/0850/87

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To:

Messrs CGB Partnership The Dower House 108 High Street Berkhamsted Herts HP4 2BL

Four dwellings and garages, Access road

and double garage -

Details of landscaping re 4/0041/87 Old Meadow, Kingshill Way, Berkhamsted 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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0041/87

at the above-mentioned granted on 7 April 1987 location in accordance with the details submitted by you, with your application dated 5 June 1987

Dated

Sixth

day of

July

19₈₇

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To:

CGB Partnership The Dower House 108 High Street Berkhamsted

Four dwellings - Submission of external Materials Re; 4/0041/87

Old Meadow, Kingshill Way Berkhamsted Herts

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0041/87

7 April 1987 at the above-mentioned granted on location in accordance with the details submitted by you, with your application dated

8 July 1987

Dated

3rd

August day of

1987

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.