

Town Planning  
Ref. No. 4/0043/85

Other  
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To A E Bullock Limited  
29 Mill Lane  
Welwyn

Steensen Varming Mulcahy & Partners  
Hempstead House  
Hemel Hempstead

....Erection of Doctors' Surgery without compliance.....  
....with condition 4(c) of planning permission 4/0042/84...  
at Everest Way, 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 .....17th January 1985..... and received with sufficient particulars on.....18th January 1985..... 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 ..... years commencing on the date of this notice.~~

- (1) The development hereby permitted shall be carried out in Chesham Multi-Red facing bricks and Anchor Ltd grey interlocking concrete tiles as approved by the local planning authority on 23rd July 1984 (Ref 4/0638/84).
- (2) The landscaping scheme shown on drawing no 1002/49 (plan ref 4/0638/84) approved by the local planning authority on 23rd July 1984 shall be implemented in accordance with the approved scheme 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.

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.~~

- (1) To ensure satisfactory appearance.
- (2) To maintain and enhance visual amenities.
- (3) To ensure satisfactory design and layout of the site.
- (4) To ensure the proper development of the site.

Dated.....10th.....day of.....April.....1985.....

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.

Conditions (Continued)

- (3) The development hereby permitted shall be carried out in accordance with plans, elevations and layouts (with the exception of the footpath on the south-eastern boundary of the site) as approved by the local planning authority on 8th March 1984 (ref 4/0042/84).
- (4) The development hereby permitted shall not be occupied until:-
  - (a) the access car parking and circulation space;
  - (b) the boundary fencing/walling;
  - (c) the footpath adjacent to the north-west boundary of the site for any alternative scheme approved in writing by the local planning authority shown on plan 4/0042/84 (drwg no 1002/34A) approved by the local planning authority on 8th March 1984 shall have been provided and they shall be retained and maintained at all times thereafter.

Dated 10th day of April 1985

Signed



Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

To Henry David Horne, Esq.,  
High Beeches,  
Tile Kiln Lane,  
Hemel Hempstead,  
Herts.

Three dwellings with garages (outline)  
.....  
.....  
at 'High Beeches', Tile Kiln Lane, Hemel Hempstead,  
.....  
.....  
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 refuse the development proposed by you in your application dated ~~9th January 1984~~ and received with sufficient particulars on ~~11th January 1984~~ *amended 8th February 1984* and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:-

1. The proposed development would represent over-development of this particular site, affect adversely visual and general amenities and detract from the character of the area.
2. The proposed development would have an adverse effect on a prominent, mature and protected tree.

Dated ..... 2nd ... day of ..... March ..... 19 84

Signed *W. Barnard*

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, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 for the Environment 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 District Council in which the land is situated, 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.

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at Everest Way, 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 .....17th January 1985..... and received with sufficient particulars on.....18th January 1985..... 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 ..... years commencing on the date of this notice.~~

- (1) The development hereby permitted shall be carried out in Chesham Multi-Red facing bricks and Anchor Ltd grey interlocking concrete tiles as approved by the local planning authority on 23rd July 1984 (Ref 4/0638/84).
- (2) The landscaping scheme shown on drawing no 1002/49 (plan ref 4/0638/84) approved by the local planning authority on 23rd July 1984 shall be implemented in accordance with the approved scheme 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.

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.~~

- (1) To ensure satisfactory appearance.
- (2) To maintain and enhance visual amenities.
- (3) To ensure satisfactory design and layout of the site.
- (4) To ensure the proper development of the site.

Dated.....10th.....day of.....April.....1985.....

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.

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Conditions (Continued)

- (3) The development hereby permitted shall be carried out in accordance with plans, elevations and layouts (with the exception of the footpath on the south-eastern boundary of the site) as approved by the local planning authority on 8th March 1984 (ref 4/0042/84).
- (4) The development hereby permitted shall not be occupied until:-
- (a) the access car parking and circulation space;
  - (b) the boundary fencing/walling;
  - (c) the footpath adjacent to the north-west boundary of the site for any alternative scheme approved in writing by the local planning authority shown on plan 4/0042/84 (drwg no 1002/34A) approved by the local planning authority on 8th March 1984 shall have been provided and they shall be retained and maintained at all times thereafter.

Dated 10th day of April 1985

Signed



Designation CHIEF PLANNING OFFICER