

Town Planning

Ref. No. .... 4/0044/85 .....

Other

Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To  
Carlton Road Developments (Harpenden) Ltd  
212 Station Road  
Harpenden AL5 4EH

..... Erection of 4 houses and seven flats and .....  
..... associated car parking .....  
at .... 'Rosehill' St. John's Road 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 ..... Undated .....  
and received with sufficient particulars on ..... 18th January 1985 (amended 7.2.85) .....  
and shown on the plan(s) accompanying such application, subject to the following conditions:-

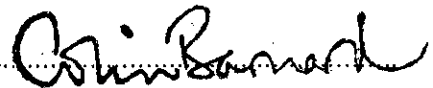
- (1) The development to which this permission relates shall be begun within a period of 5 . . . . years commencing on the date of this notice.
- (2) No part of the development hereby permitted shall be occupied until the vehicle parking, circulation and turning areas have been laid out and constructed. These areas shall be kept clear and available for proper use at all times.
- (3) 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. The landscaping scheme shall be implemented strictly in accordance with the approved details 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.
- (4) Adequate arrangements shall be made for the protection of all trees on the site which are to be retained, to prevent damage during construction work. Any tree accidentally damaged shall be replaced by approved species in the first planting season thereafter.

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 proper development of site.
- (3) In the interest of amenity.
- (4) In the interests of amenity.

Dated.....7th.....day of October.....19.85.

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.

DP

# TOWN PLANNING REGISTER SHEET

ADDRESS/LOCATION OF SITE <b>'Rosehill', St. John's Road, Hemel Hempstead.</b>	TOWN PLANNING REF NO <b>4/0044/85</b>
LOCAL AUTHORITY NAME <b>Dacorum Borough Council</b>	LOCAL AUTH BLD REGN OR OTHER REF NO
PARISH NAME <b>Hemel Hempstead</b>	DATE OF COMMENCEMENT OF STATUTORY PERIOD <b>18.1.85</b>
DESCRIPTION OF PROPOSED DEVELOPMENT <b>Erection of 4 houses and seven flats and associated car parking.</b>	DATE OF EXPIRY OF STATUTORY PERIOD <b>13.3.85</b>
	DATE OF DECISION <b>7.10.85</b>
NAME AND ADDRESS OF APPLICANT <b>Carlton Road Developments (Harpenden) Ltd., 212 Station Road, Harpenden. AL5 4EH.</b>	DECISION <b>CONDITIONAL PERMISSION</b>
	DIRECTIONS Dept of Env't      County Plan. Auth      County High. Auth
NAME AND ADDRESS OF AGENT	DATE OF APPEAL DECISION
	APPEAL DECISION
	OS SHEET NO <b>714</b> NAT GRID REF <b>TL0427006420</b>
	ROAD CLASS <b>NPII</b>
	PREVIOUS APPLICATIONS ON SAME SITE <b>1429/83</b>