

Town Planning
Ref. No. 4/0050/87

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Marash Developments Ltd Aitchisons
Marish House 154 High Street
2-5 Brook Street Berkhamsted
Tring

Erection of 8 dwellings, formation of access road,
car parking
at Land rear of 2-5 Brook Street, Tring

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 8 January 1987 and received with sufficient particulars on 12 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) 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.

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) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) In the interests of highways safety.
- (6) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (7) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (8) To ensure a satisfactory development in relation to the adjoining properties.
- (9) To ensure that proper record is made of items of archaeological interest in this designated Area of Archaeological Importance.

Dated.....9.....day of.....April.....19.....87

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 (cont'd)

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 during the construction of the development, or 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.
5. The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
6. The development hereby permitted shall not be occupied until arrangements for vehicle parking and circulation shown on drawing nos 441/20 and 441/22 (plan 4/0050/87) shall have been provided and they shall not be used thereafter otherwise than for the parking and circulation of vehicles.
7. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1985 as amended by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas etc) Special Development Orders 1985-1986 (or any Order revoking and re-enacting those Orders):
 - (a) the building hereby permitted shall not be added to, extended or enlarged without the prior written consent of the local planning authority;
 - (b) no garage, stable, loosebox or coach-house shall be erected within the site without the prior written consent of the local planning authority.
8. At all times, whilst the development hereby permitted is occupied, an imperforate fence or wall a minimum of 1.8 m high shall be provided on the south-east, south-west and north-west boundaries of the site.
9. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority and shall allow him to observe the excavations and record items of interest and finds.



Signed

Chief Planning Officer

Dated 9 day of April 1987

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: Marash Developments Ltd
 Brownlow House
 Brownlow Road
 Berkhamsted

Approve Rosemary Brick and Tile Company
 No 3 Combination Plain Clay Tile


8 dwellings, access road, parking etc
 Land r/o 2-5 Brook Street, Tring

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 4/0050/87

granted on 9 April 1987 at the above-mentioned
 location in accordance with the details submitted by you, with your
 application dated 12 May 1987

Dated 18th day of June 19 87

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.

TOWN & COUNTRY PLANNING ACT 1971

DACORUM BOROUGH COUNCIL

To: Marash Developments Ltd
 Brownlow Rooms
 Brownlow Road
 Berkhamsted

Chesham multi facing bricks
 Land rear of 2/5 Brook Street, Tring

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 4/0050/87

granted on 9 April 1987 at the above-mentioned
 location in accordance with the details submitted by you, with your
 application dated 17 June (received 22 June 1987)

Dated 27 day of July 19 87

Signed Colin Barnard

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:

Marash Developments Ltd.,
Brownlow Rooms,
Brownlow Road,
Berkhamsted,
Herts. HP4 2AR.

G.V. Bunyan, Esq.,
14 Queens Road,
Berkhamsted,
Herts. HP4 3HU.

Submission of landscaping details pursuant to
Condition 3 of planning permission 4/0050/87 re 8
dwellings, access road, etc.

Land R/O 2-5 Brook Street, Tring, 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 4/0050/87

granted on 9 April 1987 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 3 September 1987

Dated Twenty Eighth day of October 19 87

Signed Colin Barnard

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.