

Part I

Town Planning Ref. No. 4/0056/77

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF LACORUM IN THE COUNTY OF HERTFORD

To Davis Estates Southern Limited, Station House, Darkes Lane, Potters Bar.

Twenty houses, garages, estate road, at Boswick Lane, Dudswell.

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 13th January 1977 and received with sufficient particulars on 18th January 1977 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 agreed with the Local Planning Authority.
(3) The garages hereby permitted shall be used for domestic purposes only, incidental to the enjoyment of the dwelling within the same curtilage, and for no other purpose.
(4) The existing hedges on the boundaries of the site shall be retained as shown on applicants drawing S840/2A and adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all such hedges to prevent damage during constructional works.
(5) The landscaping details shown on drawing S840/2A shall be implemented in the first planting season following the first occupation of the dwellings hereby permitted.

Continued on separate sheet..

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 the appearance of the development is satisfactory.
- 3) To maintain the residential character of the area.
- 4) To minimise the loss of visual amenity occasioned by the development.
- 5) To maintain and enhance the visual amenity of the area.
- 6) In the interests of amenity as the erection of ad hoc fences and/or walls would prejudice the open plan layout proposed for this residential estate.
- 7) & 8) In the interests of the residential amenities of the development.
- 9) To ensure the proper development of the site.
- 10) In the interest of highway safety.

Dated..... 22nd ..... day of April ..... 1977 .....

Signed..... *A. H. Lewis* .....  
Designation **Director of Technical Services** .....

#### 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, Whitehall, 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...

- 6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no gate, fence, wall or other means of enclosure shall be erected or constructed in front of any buildings hereby permitted unless permission shall have been granted by the Local Planning Authority on an application in that behalf.
- 7) Before any development is commenced a scheme for protecting the proposed dwellings on plots 16, 17, 18, 19 and 20 from noise from the A41 trunk road shall be submitted to and approved by the Local Planning Authority, and any works which form part of the scheme shall be completed before any of the permitted dwellings on the said plots is occupied.
- 8) The proposed dwellings on plots 16, 17, 18, 19 and 20 shall be so constructed as to provide sound attenuation of not less than 68 db(A) against the external noise from the A41 trunk road to which it will be exposed.
- 9) The proposed new road and footpaths shown on drawing E840/2A shall be constructed to the satisfaction of the Local Planning Authority before the first occupation of any of the dwellings on plots 14 to 20 inclusive.
- 10) No obstruction to visibility more than 1 metre in height above carriageway level shall be placed on or planted in the visibility splays shown on drawing E840/2A.
- 11) The turning space at the southern end of Boswick Lane shall be provided at the same time as the access from Boswick Lane to the A41 is stopped up.

Dated 22nd day of April 1977

Signed:.....*A. H. Lewis*.....

Designation:.....Director of Technical Services.....