

Town Planning
Ref. No. 4/0062/85

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Retirement Community Homes Ltd Stimpsons Cruickshank
16 New End Rye House
Hampstead 29 London Road
London NW3 High Wycombe
Bucks

..... 33 Elderly persons flats, 1 warden's flat
..... and visitors bed-sit
at 27-30 Cowper Road and rear 211-213 High Street ...
..... 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 permit the development proposed by you in your application dated 27.12.84 and received with sufficient particulars on... 21.1.85 (Amended 19.2.85) 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 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 as so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping and boundary treatment for the site shall have been submitted to and approved by the local planning authority. This scheme shall be implemented strictly in accordance with the approved details and the planting shall be carried out in the first planting season following the first rateable occupation of the development hereby permitted and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (4) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (5) No work shall be started on the development hereby permitted until details of boundary treatment of the site, which shall include a solid screen wall

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) On the interests of visual amenity.
- (5) To ensure proper development and visual and general amenity.
- (6) To ensure proper development and in the interests of road safety.
- (7) To ensure the proper and satisfactory layout and development of the site.
- (8) To ensure proper use of the site and avoid obstruction on adjacent highways.

Dated..... 30th day of September 19... 65

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.

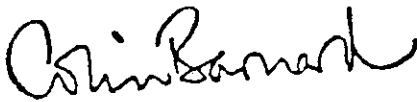
4/0062/85 cont'd

Condition 5 cont'd

or fence on the northern boundary shall have been submitted to and approved by the local planning authority.

- (6) The access to the development hereby permitted shall include minimum kerb radii of 6 metres and the provision of sight lines of 2.4m x 35m at the junction with Cowper Road within which there shall be no obstruction more than 600mm above carriageway level.
- (7) The access drive and parking areas hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by the local planning authority before any work are commenced on site.
- (8) No flat forming part of Block 1 of the development hereby permitted shall be occupied until at least fourteen car parking spaces shall have been laid out within the site in accordance with drawing number HW/94/84/10E, and no flat forming part of Block 2 of the development hereby permitted shall be occupied until at least eleven car parking spaces shall have been laid out within the site in accordance with the drawing referred to above. All vehicle parking, circulation areas and turning areas shown on this drawing shall be laid out as shown within one year of the first occupation of any flat, and these areas shall be kept clear and available for proper use at all times.

Dated 30th September 1985



Signed.....

Chief Planning Officer
Designation.....