

Town Planning
Ref. No.4/0067/88.....

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DD

THE DISTRICT COUNCIL OFDACORUM.....

IN THE COUNTY OF HERTFORD

To Dr C Allen
Milton House
Berkhamsted
Herts

Mr D Clarke
47 Gravel Lane
Hemel Hempstead
Herts

Change of Use to Nursing Home
.....
.....
at Kilfillan, Graemesdyke Road, Berkhamsted, 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 permit the development proposed by you in your application dated 14 January 1988 and received with sufficient particulars on 15 January 1988 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) The building shall not be used for the purposes of a nursing home until details of the internal floor layouts and alterations to the building shall have been submitted to and approved by the local planning authority.
- (3) The use hereby permitted shall not be commenced until the arrangements for vehicle parking and circulation shown on Drg No 8804/1 shall have been provided and they shall not thereafter be used otherwise than for the purposes approved.
- (4) The existing hedge on the eastern boundary of the site shall be retained and no trees (other than those shown on Drg No 8804/1 to be removed) shall be wilfully damaged, destroyed, uprooted, felled, lopped or topped without the written consent of the local planning authority. Any part of the hedge or any trees being removed with such consent shall be replaced with plants of such size and species as may be agreed with the local planning authority.
- (5) The use hereby permitted shall not be commenced until details of the boundary treatment proposed for the northern boundary of the site shall have been submitted to and approved by the local planning authority nor until the approved details shall have been implemented.

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 a satisfactory development.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To maintain and enhance visual amenity.
- (5) To ensure a satisfactory development.

Dated Twenty-fifth day of February 19 88

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.