

Town Planning Ref. No. 4/0086/75

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No. 136/75D

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To Fairview Estates Ltd., 50, Lancaster Road, Enfield, Middx.

Agents: Irons, Cobert & Styles, 2, River Front, Enfield, Middx.

Residential development (Phase II) at Woodhall Farm, Redbourn 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 27th January, 1975 and received with sufficient particulars on 28th January, 1975 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 five 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.
(3) The estate roads shall be constructed with the exception of final carriageway and footpath surfacing before any construction work is started on any of the dwellings.
(4) None of the dwellings hereby permitted shall be occupied until - (a) the roads and footways serving it shall have been substantially completed with the possible exception of final carriageway surfacing, (b) the car parking and garaging accommodation and, (c) the screen fencing/walling/hedging related to that particular dwelling shall have been provided as shown on the drawings submitted as part of the application hereby permitted.
(5) The screen fencing/walling/hedging referred to in condition 4(c) hereof shall be maintained at all times to the reasonable satisfaction of the Local Planning Authority.

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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 ensure the proper development of the site and to comply with
- (4) the requirements of the local highway and planning authorities.
- (5)
- (6)
- (7) To protect and enhance the visual amenities of the locality.

Dated.....10th.....day of.....April.....19 73.

Signed.....  
Director of Technical  
Designation.....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.

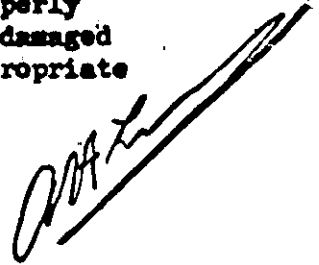
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

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- (6) The tree planting, landscaping and play areas shown on the landscaping drawings submitted as part of the application hereby permitted, shall be provided in the first planting season following the completion of construction and relevant earthworks and where necessary any new planting shall be properly staked and protected until mature.
- (7) Only those trees specifically so shown on the landscaping drawings submitted with this application shall be removed without further prior written authority of the Local Planning Authority. All trees and hedgerows shown to be retained shall be properly protected before any construction work commences and any damaged planting shall be reinstated not later than the first appropriate planting season thereafter.

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