

Town Planning  
Ref. No. .... 4/0100/84 .....

Other  
Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ..... DACORUM .....  
IN THE COUNTY OF HERTFORD

To Amalgamated Builders Ltd  
34 High Street  
Tring

Mr A E King  
Fairways  
Lockers Park Lane  
Hemel Hempstead

5 dwellings and garages  
.....  
.....  
at Land rear of Stanley Gardens, Western Road, 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 20th January 1984 and received with sufficient particulars on 24th January 1984 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 development hereby permitted shall be constructed externally using Severn Valley Red clay bricks and Eternit 2000 series slates or such other alternative materials as may be approved in writing by the local planning authority.
- (3) No work shall be started on the development hereby permitted until details of the boundary treatment to the site shall have been submitted to, and approved by, the local planning authority, and the development shall not be occupied until the approved details shall have been implemented.

(Cont'd)

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) In the interests of the visual amenity of the Conservation Area.
- (3) To safeguard amenities and privacy for the occupants of adjoining properties.
- (4) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of the general and visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To ensure proper development of the site
- (7) To ensure that adequate car parking facilities are available at all times to serve the development.
- (8) In the interests of vehicular safety.
- (9) In order to avoid conflict between the proposed access and parking facilities permitted for the adjoining development.
- (10) To avoid conflicts of traffic movement.

Dated: 28th ..... day of June ..... 1984 .....

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) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendment thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.
- (5) No work shall be started until a comprehensive scheme of landscaping, including existing trees, for the site shall have been submitted to and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (6) The development hereby permitted shall not be commenced until all the buildings existing on the site at the date of this permission shall have been demolished.
- (7) The dwellings hereby permitted shall comprise two 2-bedroom and three 1-bedroom units and these dwellings shall not be altered in any way to provide additional bedroom accommodation without the prior permission in writing of the local planning authority.
- (8) The front boundary walls separating the application site and the car parking area to the north west shall not exceed 600 mm in height.
- (9) The car parking area adjoining the north western boundary of the site shall be marked out in accordance with a scheme to be submitted to, and approved by, the local planning authority prior to occupation of the development hereby permitted.
- (10) The permission hereby granted shall not be carried out in conjunction with the <sup>an</sup> implemented scheme for garaging permitted under reference 4/1466/78.

DATED 28th

DAY OF June

1984

Signed ..... 

CHIEF PLANNING OFFICER

Designation .....