

J.P.S. 1.

D.O. 3

Town Planning
Ref. No. 4/0122/86

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

AJP

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

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To Mr M J Kent
'Magpies'
Frithsden Copse
Berkhamsted
Herts

Messrs Glasspool and Thaiss
112-116 Broad Street
Chesham
Bucks HP5 3ED

..... Conversion of warehouse to 4 dwellings
.....
at ... Dudswell Wharf, Wharf 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 ~~24th January 1986~~ and received with sufficient particulars on ~~27th January 1986 (amended 11th March 1986)~~ 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 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.
- (3) 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.

These conditions continued
on the attached 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 maintain and enhance visual amenity.
- (3) To ensure satisfactory appearance.
- (4) To enable the local planning authority to maintain proper control over the development and avoid damage to this area of archaeological interest.
- (5) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (6) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (7) In the interests of visual amenity.
- (8) To ensure safe access to and from the development.
- (9) In the interest of highway safety and amenity.
- (10) To ensure the proper development of the site.
- (11) In the interests of good neighbourliness.

Dated.....13th.....day of.....March.....19..86..

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.

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Conditions Cont'd.....

- (4) Facilities for archaeological excavation consistent with the proposed development, and the right of regular access to the site before the construction of the proposed car park to make archaeological records by persons authorised by the local planning authority, shall be provided in accordance with the timetable and scheme agreed in writing with the local planning authority prior to the commencement of any works on site authorised by this permission.
- (5) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.
- (6) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on plan 4/0122/86, drawing number 85166/08A, shall have been provided and they shall be maintained at all times thereafter.
- (7) The development hereby permitted shall not be occupied until the screen walling shown on plan 4/0122/86, drawing number 585166/08A, shall have been constructed.
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- (8) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specifications for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (9) The access to the parking area shall not be brought into use until the existing access has been closed and the verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specifications for the Construction of Residential Estate Roads".
- (10) The development hereby permitted shall not be occupied until details of refuse collection and clothes drying facilities shall have been submitted to and approved by the local planning authority, and the facilities shall be provided in accordance with the approved details.

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Conditions Contt'd

- (11) The second floor window in the north elevation of the building shall be glazed in obscured glass and notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendment thereto, the window shall be maintained as such for all time.

Dated 13th day of March 1986

Signed 

Designation CHIEF PLANNING OFFICER