

Town Planning
Ref. No. 4/0141/85

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Broseley Estates Limited George H Hodgetts & Partner Limited
482 Dunstable Road 'Tanit'
Luton Broomfield Hill
Beds Great Missenden, Bucks

Erection of 9 Houses
at Plots 1-4 and 22-26 (inclusive) land south side
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 7th February 1985 and received with sufficient particulars on 8th February 1985 (Amended 1.4.85) 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) Landscaping in accordance with a detailed scheme to be submitted to and approved by the local planning authority prior to commencement of work on the development hereby permitted shall be implemented strictly in accordance with the approved scheme in the first planting season following first rateable occupation of the development hereby permitted and any trees or plants which, within a period of five years from completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any other variation.
- (3) The roads and footways hereby permitted shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the local planning authority gives written consent to any other variation.

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) To maintain and enhance visual amenity.
- (3) To ensure the proper and satisfactory layout and development of the sites.
- (4) To ensure the proper and satisfactory layout and development of the sites.
- (5) To ensure satisfactory development.
- (6) Any extension to the proposal hereby approved would result in over-development of these limited sites to the detriment of general and visual amenity.
- (7) To ensure proper development in the interests of road safety.

Dated.....4th.....day of.....April.....19..85..

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.

Conditions (Continued)

- (4) No dwelling hereby permitted shall be occupied until those parts of the roads, footways, footpaths (each with the exception of final surfacing) and foul and stormwater drainage serving it shall have been constructed in accordance with plans approved by the local planning authority. Such residual final surfacing shall be carried out within six months of the said occupation of the dwellings which the roads, footpaths, and footways serve, or such longer period as the local planning authority may approve.
- (5) Before development is commenced, full details of a scheme for the management and maintenance of:-
 - (a) land coloured green and yellow and cross hatched black, and
 - (b) parking spaces marked "CP" on drawing no 918/SPE (plan 4/0141/85)shall be submitted to and approved by the local planning authority.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1983 (or any amendments thereto)
 - (a) no gates, fences, walls, hedges or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse and any adjacent road, footpath, footway, parking bay or driveway; and
 - (b) there shall be no extension or addition to any of the dwellings hereby permitted.
7. None of the dwellings hereby permitted shall be occupied until the parking and circulation facilities shown on drawing no 918/SPE (plan 4/0141/85) shall have been provided and those areas shall not thereafter be used for any purpose other than the parking and circulations of vehicles.

Dated 4th day of April 1985

Signed



Designation CHIEF PLANNING OFFICER