

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No. 4/0159/77

Other Ref. No. 1443/76D

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

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To Tonrin Homes Limited,
47 London Road,
Cowplain,
Portsmouth PO8 8Dq.

Agents: Dore Elsey Wurr Associates,
1 Pikes End,
Eastcote,
Pinner, Middx.

Landscaping details
at Phase 3 development, High Street/Hempstead Road,
Bovingdon, 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 do hereby disapprove the details of the development which were reserved for subsequent approval in the outline planning permission no. 4/0994/76

granted on 10th November 1976 at the above-mentioned location as shown on the following drawings submitted by you and accompanying your application dated 7th February 1977. Drawing No. 2249/36

The reasons for such disapproval are as follows:-

- 1) The trees are too near the building and would therefore be likely adversely to affect the structure and services.
- 2) The shrubs are inadequate to provide satisfactory environmental and visual amenity.

Dated 20th day of April 1977

Signed [Signature]

Designation Director of Technical Services

NOTE

- (1) If the applicant wishes to have an explanation of the reasons for this disapproval 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 disapprove the details of the proposed development, he may by notice served within six months of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

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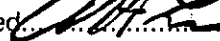
In pursuance of their powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council hereby permit the development proposed by you in your application dated and received with sufficient particulars on and shown on the plan(s) accompanying such application, subject to the following conditions:—

- (1) The development to which this permission relates shall be begun within a period of years commencing on the date of this notice.

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.
- 3) and 6) To ensure the proper development of the site.
- 2), 4) and 7) To maintain and enhance the visual amenity of the area.
- 5) To ensure the appearance of the development is satisfactory.

Dated.....10th.....day of.....November.....19.76.....

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