

Town Planning Ref. No. 4/0185/78

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To Mr. H. Lubin, 2 Oakleaf Gardens, BARKINSIDE, Essex.

Mr. H. Criswell, 9 Thatchers Croft, HEMEL HEMPSTEAD, Herts.

Erection of one dwelling and use of site for Agriculture/Horticulture at "Burn Brae", Matling Street, Flamstead.

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 February, 1978 and received with sufficient particulars on 21st February, 1978 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.

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.

Dated.....30th.....day of.....March,.....1978.....

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.

DACORUM DISTRICT COUNCIL

A. H. LEWIS B. Eng., C. Eng., M.I.C.E., F.I.Mun.E.
Director of Technical Services

TOWN HALL
HEMEL HEMPSTEAD
HERTS. HP1 1UE
Telephone 3131

To MR M. CRIBELL
4 THATLERS CROFT
HEMEL HEMPSTEAD, HERTS.

27th July 1970

PUBLIC HEALTH ACTS 1936 and 1961

CLEAN AIR ACTS 1956 and 1968

NOTICE IS HEREBY GIVEN that in pursuance of the above Acts and of the Building Regulations (as amended) made under the PUBLIC HEALTH ACT 1961, the Dacorum District Council have PASSED the plans deposited by you with the Council on the 20th day of JULY 1970

and numbered B/7/1075 in respect of ERECTION OF DETACHED BUILDING AND DETACHED GARAGE AND CAR PORT AT BUNY BANE OLD THATLERS STREET - AM. ROAD HEMEL HEMPSTEAD
for MR H. LUBIN 2 OAK LEAF GARDENS, BARKING, ESSEX
subject to

The passing of the said plans operates as an approval thereof only for the purposes of the requirements of the said Regulations and of the following Sections of the Public Health Act, 1936, viz:

- Section 25 (Buildings not to be erected without consent over sewer or drain shown on deposited map).
- Section 37 (New buildings to be provided with any necessary drains, etc.).
- Section 43 (Closet accommodation to be provided for new buildings).
- Section 53 (Special provisions as to buildings constructed of materials which are short lived, or otherwise unsuitable for use in permanent buildings).
- Section 54 (Power to prohibit erection of buildings on ground filled up with offensive material).
- Section 55 (Means of access to houses for removal of refuse, etc.).
- Section 59 (Exits, entrances, etc., in the case of certain public, and other, buildings).
- Section 137 (As amended by Sec. 29 Water Act, 1945—New houses to be provided with sufficient water supply).
together with Section 10 of the Clean Air Act, 1956 and Section 6 of the Clean Air Act, 1968 (Height of Chimneys).

NOTICES in writing on the proper forms are to be sent to the Director of Technical Services at the following stages of construction:

24 hours notice is required:

1. Before any work in connection with a new building or the alteration or extension of any building is started;
2. Before the execution of any works or the installation of any fittings in connection with any building are started;
3. When the ground has been excavated for the foundations and before it is covered;
4. Before the covering of any foundations or any concrete or other material laid over a site;
5. When the damp-course is laid and ready for inspection and before it is covered;
6. When the drains are laid and ready for haunching or covering.

Notice must also be given not more than 7 days after:

1. The completion of a drain;
2. The completion, alteration or extension of a building. (Notice is also required not less than 7 days before occupation if this takes place before completion);
3. The completion of the installation of fittings in a building.

YOUR ATTENTION IS DIRECTED TO THE STATEMENTS ON THE BACK OF THIS FORM.


Director of Technical Services