BH

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning Ref. No	4/0195/87
Other Ref. No	

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

Mr.R.Jones To "The Red Lion" Water End Hemel Hempstead

Herts

Mr.D.Clarke 47 Gravel Lane Hemel Hempstead

Herts

	Alterations to existing building to form Funtion Room	,
	at "The Red Lion" Water End, Hemel Hempstead	Brief description
İ	Water End, Hemel Hempstead	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 9.2.87 and received with sufficient particulars on 11.2.87 and shown on the plan(s) accompanying such application, subject to the following conditions:—

- commencing on the date of this notice.
- (2) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drg.No.81123/IC shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgetows.
- (4) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first placing and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any tree or plants which within a period of 5 years from the completion of the development die,

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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 variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

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 ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (3) To maintain and enhance visual amenity
- (4) To maintain and enhance visual amenity

Dated12	day of March	1987

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.

the land in accordance with the provisions of Part IX of the Town and Country Framing Act 120.

(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.

Town Planning Ref. No.

4/1006/87

TOWN & COUNTRY PLANNING ACT 1971



## DACORUM BOROUGH COUNCIL

To: Benskins Benskin House P 0 Box 105 Station Road Watford Herts WD1 1ES

> Alterations to existing building to form function room - details of landscaping

The Red Lion, Water End, 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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0195/37

granted on 12 March 1987 at the above-mentioned location in accordance with the details submitted by you, with your application dated 29 June 1987

Dated

14

day of

August

1987

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

Condition:

The four feet high fencing shown on drawing no. 81123/28 shall  $_{\rm PD.70}$ be erected before the car park is first brought into use and

shall be maintained in position thereafter. In the interests of amenity.

Reason: