

Town Planning
Ref. No. 4/0204/86 ...

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To Burygrove Developments M H Seabrook
51 Chambersbury Lane 4 Bradbery
Hemel Hempstead Maple Cross
Herts. Rickmansworth, Herts.

..... One dwelling
.....
at Adj. Grange Lodge, Chesham Road,
..... Bovingdon

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 **14 February 1986** and received with sufficient particulars on **17 February 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) The landscaping details submitted in accordance with condition (2) hereof shall include the thickening of the existing hedge on the south-western boundary of the site and the 2 m wide strip cross-hatched black on plan 4/0204/86 shall be used only for such landscaping purposes.

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 maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) To prevent overlooking of adjacent property.

Dated.....25.....day of.....April.....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.

continued

- (4) All planting, seeding and turfing details submitted in accordance with conditions (2) and (3) hereof shall be carried out not later than the first planting and seeding seasons following the first (a)table occupation of the building hereby permitted and any trees or plants which within a period of five years from the completion of the 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 give written consent to any other variation.
- (5) Before the dwelling is first occupied a properly consolidated and surfaced turning space for vehicles shall be constructed within the site and it shall be retained at all times thereafter.
- (6) The developer shall construct the crossover to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be occupied until the access is so constructed.
- (7) Before the dwelling is first occupied a fence of not less than 2.1 m height shall be constructed along that part of the north-eastern boundary adjacent to the flank wall of the dwelling and it shall thereafter be retained at all times.

Dated 25 day of April 1986

Signed

John Barnard

Designation CHIEF PLANNING OFFICER