

Town Planning Ref. No. 4/0205/82

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other Ref. No.

THE DISTRICT COUNCIL OF DACORUM IN THE COUNTY OF HERTFORD

To R. Margrave Esq. 16 High Street Bovington

Agent; Payne Cullen Partnership 101 High Street Tring Herts

Residential Development at rear of:- at 16, High Street, Bovington

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 24 February 1982 and received with sufficient particulars on 25 February 1982 (as amended 9 March 1982) 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.
(2) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to, and approved by, the local planning authority.
(3) The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".
(4) The development hereby permitted shall not be occupied until the car parking shown on Plan No. 4/1337/81 shall have been provided and shall be maintained at all times thereafter.

- (B) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

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 site.
- (4) To ensure the proper use of the site and avoid obstruction on adjacent highways.
- (5) To ensure satisfactory appearance.
- (6) To ensure proper development and visual and general amenity.
- (7) In the interests of amenity.

Dated.....8th.....day of.....April.....19..82..

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.

- (6) No gates, fences, walls or other means of enclosure shall be erected or constructed in front of the main front wall of any dwellings hereby permitted without the express consent in writing of the local planning authority.
- (7) The existing natural hedge on the south-eastern boundary of the site shall be retained and thickened where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.

Dated....8th.. day of..April....1982..

Signed..........

Designation Chief Planning Officer

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- (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 for the site shall have been submitted, to, and approved by, the local planning authority.
(3) The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in 'Residential Roads in Hertfordshire'.
(4) The development hereby permitted shall not be occupied until the car parking shown on Plan No. 4/1337/81 shall have been provided and shall be maintained at all times thereafter.

(5) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.

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 site.
- (4) To ensure the proper use of the site and avoid over-occupation of adjacent highways.
- (5) To ensure satisfactory appearance.

Dated..... 8 day of April 19.....

Signed.....
Designation Chief Architect

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.

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- (7) The existing natural hedge on the south-eastern boundary of the site shall be retained and thickened where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.

Dated...8th... day of April....1982.

Signed.....

Designation Chief Planning Officer