

Town Planning  
Ref. No. .... 4/0205/84 .....

Other  
Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To Messrs Foskett & Harrison Oakwood Commercial  
c/o Oakwood Commercial 23 Queensway  
Hemel Hempstead or  
17 High Street, St Albans

..... 5 dwellings garages and parking .....  
.....  
at ... 63 Bury Road, 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 permit the development proposed by you in your application dated ..... and received with sufficient particulars on ..... 17th February 1984 ..... amended 9th April 1984 ..... 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) The dwellings hereby permitted shall be constructed with Ryarsh Kentish Blend facing bricks and Marley Farmhouse Red Bold Roll roof tiles or such other materials as may be agreed in writing with the local planning authority.
- (3) The vehicular accessways on to Bury Hill and Bury Road shall be constructed in accordance with the specification of the Hertfordshire County Council set out in 'Residential Roads in Hertfordshire'. Full details of the construction should be submitted to, and approved by, the local highway authority before any work is commenced on site.
- (4) None of the residential units hereby permitted shall be occupied until the access roads, turning heads and parking facilities shown on plan No. 4/0205/84 shall have been provided, and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

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 satisfactory appearance.
- (3) To ensure the proper and satisfactory layout and development of the site.
- (4) To ensure the proper and satisfactory layout and development of the site.
- (5) For the avoidance of doubt and to enable the local planning authority to retain control of the development.
- (6) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (7) To maintain and enhance visual amenity.
- (8) To ensure proper development and in the interests of visual amenity.
- (9) In the interests of the residential amenity of the area.

Dated 19th ..... day of April ..... 1984.

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.

CONDITIONS CONTINUED

- (5) The two 2-bedroom dwelling units shall not be altered to provide additional bedroom accommodation without the prior permission in writing of the local planning authority.
- (6) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.
- (7) The existing trees along the southern boundary of the site shall be retained and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.
- (8) Before development commences a scheme of boundary treatment for the site shall be submitted to, and approved by, the local planning authority, and such scheme shall be implemented before occupation of the dwellings hereby permitted.
- (9) Prior to occupation of the dwellings, the building cross hatched orange on the approved plan shall be demolished the land reinstated, and incorporated into the residential curtilage of the northernmost detached house.

Dated 19th day of April 1984

Signed



Designation CHIEF PLANNING OFFICER