

D.C. 3

Town Planning
Ref. No. 4/0265/87

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Mr N P and Mrs J D Ladkin
31 Hall Park Hill
Berkhamsted

Paul Burdess
Architect
31 Ringshall
Berkhamsted

(A) Two storey and single storey extensions and
alterations to existing dwelling.

xx... (B) ..Erection of dwelling (Outline).....
.....31 Hall Park Hill, Berkhamsted.....

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 23 February 1987 and received with sufficient particulars on 23 February 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:-

~~XXXX The development to which this permission relates shall be begun within a period of~~
~~commencing on the date of this notice.~~

- (1) The development hereby permitted in as much as it relates to the two storey and single storey extensions to the existing dwelling house at 31 Hall Park Hill, Berkhamsted shall be begun within a period of five years commencing on the date of this notice.
- (2) The development hereby permitted in as much as it relates to the erection of a dwelling house on land at 31 Hall Park Hill, Berkhamsted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.
- (3) Application for approval in respect of all matters reserved in condition 2 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:-

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 comply with the requirements of Article 5 (2) of the Town and Country Planning General Developments Orders 1977-85.
- (3) To comply with the provisions of s.42 of the Town and Country Planning Act 1971.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) To ensure the privacy of occupants of the proposed house hereby permitted on land at 31 Hall Park Hill, Berkhamsted
- (8) To enable the local planning authority to retain control over any extension or addition to the new dwelling house hereby permitted on land at 31 Hall Park Hill, Berkhamsted in the interests of the amenities of the occupants of adjacent dwellings.
- (9) To protect the privacy of the occupants of the adjoining property.
- (10) To ensure a satisfactory development of the site in the interests of the amenities of the occupants of the dwellings.

Dated..... 30th day of April 19..... 87

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 (Cont'd)

- (i) The expiration of a period of five years commencing on the date of this notice.
- (ii) The expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State, or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
- (4) The developer shall construct the crossovers 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 brought into use until the accesses are so constructed.
- (5) A 2.4 m x 2.4 m visibility splay shall be provided each side of the proposed access to the proposed double garage of the existing house at 31 Hall Park Hill, Berkhamsted, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
- (6) The details submitted in accordance with condition 2 hereof shall include a 2.4 m x 2.4 m visibility splay to be provided within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the footway level.
- (7) Notwithstanding the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order) no window or other opening other than the high level window shall be constructed or inserted in the north side elevation of the existing house at 31 Hall Park Hill, Berkhamsted as shown on drawing number 04 of plan number 4/0265/87.
- (8) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), there shall be no extension addition or alteration to the new dwelling house hereby permitted without the express written permission of the local planning authority.
- (9) The replacement boundary fence shown on the drawing number 063/D/L/04/A shall be close-boarded and constructed to a height of 1.8 m from ground level.
- (10) The new dwelling hereby permitted shall not be occupied until the alterations and extensions to the existing dwelling shown on drawing number 063/D/L/04/A shall have been completed.

SIGNED



CHIEF PLANNING OFFICER

DATED

30th day of April 1987