

Town Planning

Ref. No. 4/0266/76

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. 424/76D

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Costain Homes Ltd.,
Brent House,
24 Friern Park,
North Finchley,
London N12 9DA.

Agent: S.A. Greenberg MSANT., Th., IOB.,
Architectural Technician,
Costain Homes Ltd.,
Brent House,
24 Friern Park,
North Finchley. N12 9DA.

Residential development (northern site)

at off. Crabtree Lane, 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 12th March, 1976 and received with sufficient particulars on 15th March, 1976 and shown on the plan(s) accompanying such application, subject to the following conditions:—

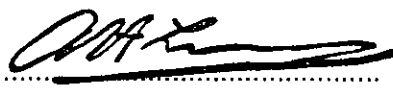
- (1) The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping including existing trees, hedges, shrubs and vegetation for the site shall have been submitted 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) No work shall be started on the development hereby permitted until all buildings existing on the site at the date of this permission shall have been demolished and until details of :—
 - (a) Road construction;
 - (b) Sewers, including eventual connection to the main foul/surface water sewerage system and; ✓
 - (c) Materials to be used in the external treatment of the buildings shall have been submitted to and approved by the Local Planning Authority.

Continued on attached sheet.

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 the visual amenity of the area.
- (3),(4) & (5) To ensure the proper development of the site.
- (6) In the interests of road safety.
- (7) To ensure the proper provision for parking and prevent obstruction on adjoining highways.

Dated.....7th.....day of.....April.....19..76

Signed.....
Designation **Director of Technical Services.**

NOTE

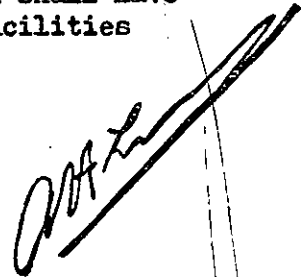
(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(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, Whitehall, 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.

4. No work shall be started on the development hereby permitted until details of 6 feet close boarded screen fencing/walling shall have been submitted to and approved by the Local Planning Authority.
5. None of the houses shall be occupied until:-
 - (a) The estate roads shall have been substantially completed;
 - (b) The sewers have been completed and connected to the main sewerage system to the satisfaction of the Local Planning Authority;
 - (c) The screen fencing/walling referred to in Condition (4) hereof shall have been provided. Such fencing/walling shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
6. The land hatched green on Plan 424/76D shall be reserved for visibility sight lines and no obstruction exceeding 3 feet in height shall be placed on or planted in that land.
7. The development hereby permitted shall not be occupied until facilities for car parking and vehicle circulation shall have been provided as shown on Plan 424/76D and such facilities should be maintained at all times thereafter.

A handwritten signature, possibly 'A. H. L.', is written in dark ink. A large, bold diagonal line is drawn across the signature, extending from the bottom left towards the top right.