

Town Planning

Ref. No. .... 4/0275/85.....

Other

Ref. No. ....

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Bovis Homes Ltd  
Bovis House  
Station Approach  
Harpenden  
AL5 4SS

.....Six dwellings, estate road, etc.....  
.....  
at Plots 96-98 & 102-104 South Side, Redbourn 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 .....5th March 1985..... and received with sufficient particulars on.....7th March 1985..... 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 access road serving the development shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) and full details of road works proposed should be submitted to and approved by the local planning authority before any work is commenced on site.
- (3) The gradient of driveways to dwellings hereby permitted shall not be greater than 1 in 30 for the first 4.5 m from the edge of the carriageway and thereafter not greater than 1 in 30.

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 ensure the proper and satisfactory layout and development of the site.
- (3) So that a vehicle may stand approximately level before entering the carriageway.
- (4) To ensure the proper and satisfactory layout and development of the site.

Dated..... 8th ..... day of..... May ..... 19 85

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)

(4) No dwelling hereby permitted shall be occupied until:-

- (a) those parts of the roads, footpaths, footways (with the exception of final surfacing) foul and stormwater drainage serving it shall have been provided in accordance with plans approved by the local planning authority; (Such residual final surfacing shall be carried out within six months of the said occupation of the dwelling which the roads, footpaths, and footways serve or such longer period as the local planning authority may approve).
- (b) boundary fencing/walling shown on plan 4/0275/85 shall have been provided;
- (c) the garaging, parking and circulation facilities shown on plan 4/0275/85 shall have been provided;
- (d) the footway linking "Mews 4" to "Mews 3" shown on Plan 4/0275/85 shall have been provided.

SIGNED



Dated 8th Day of May 1985

CHIEF PLANNING OFFICER