

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF .....

IN THE COUNTY OF HERTFORD

To

Brocks Developments Ltd  
2 Stone Buildings  
Lincoln's Inn  
London WC2

Bovis Homes Ltd  
Davenport House  
Bowers Way  
Harpenden

242 Dwellings, garages, parking and roads

at Redbourn Road/Three Cherry Trees Lane

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 give approval to the details which were reserved for subsequent approval in outline planning permission no. .... 4/1512/81. .... granted on .... 8th February 1983. .... at the above-mentioned location, in accordance with the following drawings submitted by you:

Subject to compliance with the following conditions:--

- (1) The landscaping details shown on drawing no. NL/131/2A (plan 4/0227/84) shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby approved and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

See overleaf

The reasons for the foregoing conditions are as follows:—

- (1) To maintain and enhance visual amenity.
- (2) To ensure proper development and in the interests of road safety.
- (3) To ensure the proper and satisfactory layout and development of the site.
- (4) To ensure satisfactory development.

Dated 19th day of April 19 84

Signed.....

Designation CHIEF PLANNING OFFICER

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

#### 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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

CONDITIONS CONTINUED

- (2) The development hereby approved shall not be occupied until the highway visibility sight lines shown on drawing no. NL/130/2/c (Plan 4/0227/84) shall have been provided and they shall be so maintained at all times thereafter within which there shall be no obstruction more than 1m. above carriageway level.
- (3) The roads hereby approved shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendment 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.
- (4) Before development is commenced, full details of a scheme for the management and maintenance of:
  - (a) land shown stippled and referred to as "amenity and play space", and
  - (b) parking spaces marked 'c',
 on drawing no. NL/130/2/c (plan 4/0227/84) shall be submitted to and approved by the local planning authority.
- (5) The gradient of driveways to dwellings shall not be greater than 1 in 30 for the first 4.5m. from the edge of the carriageway and thereafter not greater than 1 in 10.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1981 (or any amendments thereto).
  - (a) no gates, fences, walls, hedges or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse and any adjacent road, footpath, footway, parking bay or driveway; and
  - (b) there shall be no extension or addition to any of house types 90/3; 90/9; 90/MF-MF1; 90/MB-MB1; 90/MD-MD1; C; 90/BM300; 90/BM210 hereby approved and shown on plan 4/0227/84;
 without the express written permission of the local planning authority.
- (7) The floor levels of the development in relation to proposed highways shall be agreed with the local planning authority prior to the commencement of the development hereby permitted.

REASONS CONTINUED

- (5) So that a vehicle may stand approximately level before entering the carriageway.
- (6) Any extension to the proposal hereby approved would result in over-development of these limited sites to the detriment of general and visual amenity.
- (7) To ensure proper development of the site.

Dated 19th day of April 1984

Signed

*Colin Barnard*

Designation CHIEF PLANNING OFFICER

CONDITIONS CONTINUED


- (2) The development hereby approved shall not be occupied until the highway visibility sight lines shown on drawing no. NL/13D/2C (Plan 4/0227/84) shall have been provided and they shall be so maintained at all times thereafter within which there shall be no obstruction more than 1m. above carriageway level.
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