

Town Planning
Ref. No. 4/0302/90

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DD

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Summit Homes Ltd
Summit House
64-66 Queensway
Hemel Hempstead
Herts

Vincent & Gorbing
Sterling Court
Norton Road
Stevenage SG1 2JY

..... 9 Town Houses, 9 Flats, 3 Detached Dwellinghouses
..... Associated Garaging and Car Parking and Provision
..... of Vehicular Access
at Former Site of "Beechcroft", "Beechcroft Cottage"
..... and "Kinghoe", Chesham Road, 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 23.2.90 and received with sufficient particulars on 26.2.90 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) A sight line of 2.4m x 70m shall be provided in a north-east direction at the junction with Chesham Road within which there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.
- (3) A sight line of 2.4m x 35m shall be provided in a south-west direction at the junction with Chesham Road within which there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.

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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) In the interests of highway safety.
- (3) In the interests of highways safety.
- (4) In the interest of highways safety and for the avoidance of doubt.
- (5) In the interest of highways safety.
- (6) In the interests of highway safety and for the avoidance of doubt.
- (7) In the interests of highways safety.
- (8) In the interests of highways safety and for the avoidance of doubt.
- (9) In the interests of highways safety and for the avoidance of doubt.
- (10) In the interests of the visual amenity of the locality.

Dated.....day of.....19.....

Signed.....

Designation

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.

4. All the garages hereby permitted as shown on Drawing No. 5030/035C shall be set back a minimum of 5.5 m from the highway boundary.
5. The gradients of the driveways associated with the dwellinghouses hereby permitted on plots 1 to 7 inclusive and 17 to 21 inclusive shall not be greater than 1 in 20 for the first 5 m from the edge of the carriageway.
6. No dwellinghouse or flat hereby permitted shall be occupied until the carriageway, access, footpath link to Chesham Road, speed ramps, kerb radii, and turning and parking arrangements have been provided fully in accordance with the details shown on Drawing No. 5030/035C.
7. The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)
8. The sight line adjoining the north-western flank wall of the dwellinghouse hereby permitted on plot 20 shall be provided in accordance with the details shown on Drawing No. 5030/035C.
9. A 2.4 m x 2.4 m visibility splay shall be provided for each of the accesses of the driveways and the parking spaces shown on Drawing No. 5030/035C measured from the edge of the carriageway within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
10. No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
11. No work shall be started on the development hereby permitted until details of the brickwork to be used for the retaining wall fronting Chesham Road as referred to on the approved drawings shall have been submitted to and approved by the local planning authority, and the wall shall be carried out in the brickwork so approved.