

Town Planning 4/0379/75

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other 577/75D

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

N.P.S. Builders Ltd.,
19 Longdean Park,
Hemel Hempstead,
Herts.Agent: Messrs. Cannon, Morgan & Rheinberg,
38 Holywell Hill,
St. Albans,
Herts.

Residential development

at adj. 35 Ritcroft Close, 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 17th April 1975

and received with sufficient particulars on 21st April 1975 *as amended on 30th Sept 1975*
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) No works shall be started until a comprehensive scheme of landscaping for the site including the amenity area, 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) The amenity area shown on plan 577/75D shall be retained for amenity purposes at all times.
- (4) Details of the construction of the vehicular drive and footpath access shall be submitted to, and approved by, the Local Planning Authority before any work is started on the site.
- (5) The footpath across the southern frontage of the development hereby permitted shall be kept clear and unobstructed at all times.
- (6) No work shall be started on the site until further details of screen fencing/walling shall have been submitted to, and approved by, the Local Planning Authority.

- 7) The fencing/walling approved in accordance with condition 6 hereof shall be provided before any of the dwellings hereby permitted are occupied and such fencing/walling shall be maintained at all times thereafter.
- 8) None of the dwellings hereby permitted shall be occupied until the access drive has been completed.

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) and 3)

To maintain and enhance the visual amenity of the area.

4) and 5)

To ensure the proper development of the site.

6) and 7)

To ensure and safeguard the privacy of the occupants of the dwellings.

8) To ensure the proper development of the site.

Dated.....9th.....day of.....October.....1975.....

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.