

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr and Mrs R Eggleton
4 The Bit
Wigginton, Herts

A E King
Dovecot Barn
Alder Park Meadows, Long Marston
Tring

One Dwelling (Outline)

.....
Land at Corner of Wick Road & Osbourne Way, Wigginton
at

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977 as ~~amended~~ ^{31.9.88}, the development proposed by you in your outline application dated 4.3.88 and received with sufficient particulars on and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of ~~any~~ matters reserved in Condition 1 above shall be made to the local planning authority within a period of . . . years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 - (i) the expiration of a period of . . 5 years, commencing on the date of this notice.
 - (ii) the expiration of a period of . . . years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. Details submitted in accordance with condition 1 hereof shall restrict the habitable floor space to 80m².
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extensions or additions to the building hereby permitted without the express written permission of the local planning authority.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure a satisfactory development.
4. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Dated 23rd day of September 1978
Signed *John R. Smith*
CHIEF PLANNING OFFICER
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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

DATED

23rd September

1988

DACORUM BOROUGH COUNCIL

and

RALPH EGGLETON

and

EILEEN JUNE EGGLETON

AGREEMENT

under s.52 of the Town and Country
Planning act 1971 and s.33 of the
Local Government (Miscellaneous
Provisions) Act 1982

Relating to development at
land at corner of
Wick Road/Osbourne Way
Wigginton
Hertfordshire

Keith Hunt
Borough Secretary
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts
HP1 1HH

Ref: TM/SS/32/126/116/BS6A/6.88

THIS AGREEMENT is made the 23rd day of September One thousand nine hundred and eighty-eight BETWEEN DACORUM BOROUGH COUNCIL (hereinafter called "the Council" of Civic Centre Marlowes Hemel Hempstead Hertfordshire of the first part and RALPH EGGLETON and EILEEN JUNE EGGLETON (hereinafter called "the Owners") of 4 The Bit Wigginton Tring Hertfordshire of the second part

WHEREAS:

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 for the district of Dacorum
- (2) The Owners have made application to the Council for outline planning permission for development under reference number 4/0409/88 the development consisting of the erection of one single storey dwelling (hereinafter called "the dwelling") at land at the corner of Wick Road and Osbourne Way Wigginton Hertfordshire (hereinafter called "the site") shown edged red on the plan attached
- (3) The Owners are the owners in fee simple absolute in possession of the unencumbered freehold interest in the site

NOW THIS DEED WITNESSETH as follows:

1. THIS Agreement and the covenants herein contained are expressly made pursuant to s.52 of the Town and Country Planning Act 1971 and s.33 of the Local Government (Miscellaneous Provisions) Act 1982
2. IN consideration of the covenants on the part of the Owners hereinafter contained the Council hereby covenants with the Owners that the Council will forthwith grant outline planning permission in respect of the development subject to the conditions set out in the Schedule hereto

3. THE Owners hereby covenant with the Council:

- (a) that the Owners or the surviving Owner shall be the first occupants of the proposed dwelling
- (b) that the dwelling will be designed and built to cater for the needs of the disabled and in particular that the following facilities shall be provided:
 - (i) concrete wheelchair ramps at every access to the property
 - (ii) wide doorways and corridors to accommodate a wheelchair
 - (iii) a bathroom and toilet adapted for use by someone in a wheelchair
 - (iv) all electricity sockets and light switches to be at a level convenient to someone in a wheelchair
 - (v) all the kitchen work surfaces to be at a level which can be reached by someone in a wheelchair
 - (vi) a security system with a panic button device in every room
- (c) that the dwelling shall remain single storey only
- (d) the Owners also hereby covenant with the Council to pay the sum of £80 for the preparation of this Agreement on the signing hereof

4. This agreement will be registered as a local land charge

THE SCHEDULE

- 1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

2. Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-

(i) the expiration of a period of five years commencing on the date of this notice;

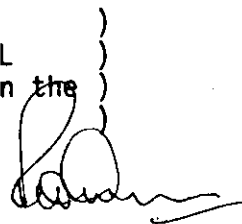
(ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or in the case of approval given on different dates the final approval by the local planning authority or the Secretary of State.

3. Details submitted in accordance with Condition 1 hereof shall restrict the habitable floor space to 80m²

4. Notwithstanding the provisions of the Town & Country Planning General Development Order 1977 or any amendments thereto there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

IN WITNESS where of the parties hereto have fixed their respective Common Seal and hand the day and year first before written

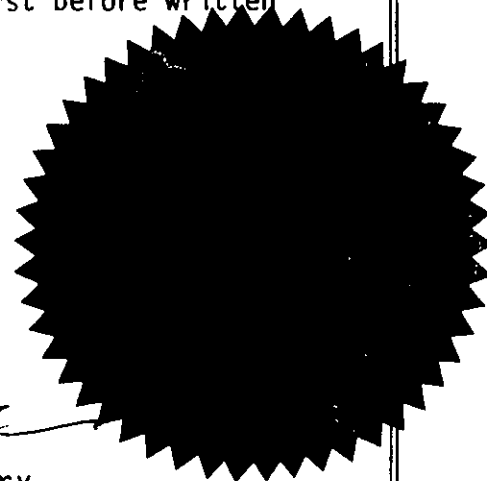
THE COMMON SEAL of
DACORUM BOROUGH COUNCIL
was hereunto affixed in the
presence of :-



Chief Executive



Assistant Secretary
(Admin)



1926

SIGNED SEALED and DELIVERED)
by the said RALPH EGGLETON
in the presence of :-

R. Eggleton.

as witness Owner of Molland Road
Hemel Hempstead Hert
Solicitor.

SIGNED SEALED and DELIVERED)
by the said EILEEN JUNE
EGGLETON in the presence
of :-

E. J. Eggleton

as witness
Owner of Molland Road
Hemel Hempstead Hert
Solicitor.