

RB

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0415/88

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Parkins Fee Construction Ltd
2 Dodds Lane
Piccotts End
Hemel Hempstead Herts

Robert L Parkins
2 Dodds Lane
Piccotts End
Hemel Hempstead Herts

..... Replacement dwelling

at Ashborton Potten End Hill Water End
Hemel Hempstead Herts

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 3.3.88 and received with sufficient particulars on 3.3.88 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) Notwithstanding the provision of Class I of Schedule I of the Town and Country Planning General Development Order 1977 as amended there shall be no development carried out within the curtilage of the dwellinghouse hereby permitted without the express written consent of the local planning authority.
- (3) Notwithstanding the details shown on Drawing No. 645-4 R1 no work shall be started on the development hereby permitted until details of the 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 materials so approved.
- (4) The existing bungalow and associated outbuildings shown coloured blue on Drawing No. 645-5 R2 shall be completely removed from the site prior to the commencement of the development hereby permitted.

/Cont.....

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 order that the local planning authority can maintain future control over the future size and appearance of the replacement dwelling house and associated curtilage in an area where there are restrictive policies relating to new development and which adjoins the Chilterns Area of Outstanding Natural Beauty.
- (3) In the interests of the appearance of the dwellinghouse which is located on a site adjoining the Chilterns Area of Outstanding Natural Beauty.
- (4) For the avoidance of doubt, as the development hereby permitted is for dwellinghouse to replace the existing bungalow which is located within an area where there are restrictive policies relating to new development.
- (5) To ensure that vehicles may enter and leave the site in forward gear and in the interests of highway safety.
- (6) In the interests of the appearance of the dwellinghouse which is located within a rural part of the Chilterns Area of Outstanding Natural Beauty.
- (7 & 8) To maintain and enhance visual amenity.
- (9) In the interests of the appearance of the dwellinghouse which is located within a rural part of the Chilterns Area of Outstanding Natural Beauty.
- (10) In the interests of highway safety.

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.

- (5) The parking and turning area and associated driveway and improvements to the existing vehicular access shown on drawing no. 645-5 R2 shall have been provided prior to the occupation of the dwellinghouse hereby permitted and the parking and turning area shall not be used thereafter other than for such purposes.
- (6) With the exception of the section of the boundary hedge shown to be removed on Drawing No. 645-5 R2 the remaining parts of the hedge abutting the highway shall be retained and protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
- (7) Notwithstanding the details shown on Drawing No 645-4 R1 and the requirements of Condition 6 no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.
- (8) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (9) Notwithstanding the provisions of Class II of Schedule I of the Town and Country Planning General Development 1977 as amended no brick wall shall be erected on any of the boundaries of the site marked red on Drawing No. 645-5 R2.
- (10) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Dated 19.8.88

Signed



Designation CHIEF PLANNING OFFICER