

Town Planning 4/0462/77
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To

Fairview Estates Limited,
 50 Lancaster Road,
 Enfield,
 Middx.

Agents: Irons, Cobert & Styles,
 2 River Front,
 Enfield,
 Middx.

Residential Development - 208 dwellings,

Phase 4, Woodhall Farm, Redbourn Road, Hemel Hempstead,
 at Hertfordshire.

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 29th April 1977 and received with sufficient particulars on 2nd May 1977 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) The landscaping scheme shown on plan 4/0462/77 (applicant's drawing no.H.H.81) shall be implemented in the first planting season following occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) The roads and footways, car parking, garaging and screen fencing/walling/hedging, shall be provided as shown on the drawings submitted with this application before any of the dwellings in the immediate vicinity are occupied.
- (4) The screen fencing/walling/hedging referred to in condition 3 hereof shall be maintained at all times to the reasonable satisfaction of the Local Planning Authority.
- (5) None of the existing trees or hedgerows on the site at the date of this permission shall be removed without the prior written consent of the Local Planning Authority. All trees and hedgerows shall be properly protected during construction work to the satisfaction of the Local Planning Authority and any damaged planting shall be re-instated in the first planting season thereafter.

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.

To maintain and enhance the visual amenity of the area.

To ensure the proper development of the site.

To ensure privacy.

Dated.....23rd.....day of.....May.....1977.....

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.

463/77

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To
 Mrs T E Thom
 25 Clarkes Spring
 Tring

.....Front fencing pursuant to Condition 7 of.....
4/0463/77. (Residential Development).....
 at25 Clarkes Spring, Tring.....

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 refuse the development proposed by you in your application dated 30th March 1983 and received with sufficient particulars on 19th April 1983 and shown on the plan(s) accompanying such application.

The reasons for the Council's decision to refuse permission for the development are:—

- (1) The erection of the proposed fence would be detrimental to the visual amenities of the street scene and would adversely affect the appearance of the open plan estate.

Dated ... 14th day of ... June 19 83 ...

Signed.....*Wim Barnard*.....

Chief Planning Officer

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, Tollgate House, Houlton Street, Bristol, BS2 9DJ). 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 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 District Council in which the land is situated, 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.