

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Fairview Estates (Enfield) Ltd., 50, Lancaster Road, Enfield, Middx.

Agents: Irons, Cobert & Styles, Architects/Town Planners, 2 River Front, Enfield, Middx.

Residential development (Part of Phase 3) at Woodhall Farm, Redbourn Road, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated 3rd May, 1974 and received with sufficient particulars on 6th May, 1974 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 and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, or in default of agreement by the Minister of Housing and Local Government before any development is commenced.
2. (a) 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 .5. 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 . 3 years, commencing on the date of this notice.
(ii) the expiration of a period of . 2 years commencing on the date upon which final approval is given by the local planning authority or by the Minister 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 Minister.
3. No direct vehicle access shall be constructed between the present site and Redbourn Road (B487).
4. Access to the development on the present site shall be by means of a new spine road to be provided as part of the layout for the remainder of Phase 3 of the Woodhall Farm development and for which planning permission was given on the 23rd July, 1973. reference 394/73D.
5. No work shall be started on the construction of any residential development until the new spine road referred to in Condition 4 hereof and such other estate roads, as may be approved for this site, shall have been constructed, except the final carriageway and footway surfaces.

Cont'd. Overleaf.....

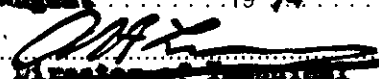
The detailed plans to be submitted in accordance with Condition 1 hereof shall include a site survey, indicating existing contours, trees, vegetation and other natural features of the site.

7. The development hereby permitted shall not be carried out other than in conformity with a scheme for landscaping treatment of the site, which shall be submitted to the Local Planning Authority concurrently with the submission of details and other reserved matters and no development of the site shall be begun until the Local Planning Authority have in writing expressed their approval of the landscaping scheme.
8. The landscaping scheme referred to in Condition 7 hereof shall be implemented in stages, each stage being linked to the section of residential development hereby approved of which it forms an integral part and each such stage shall be carried out and completely implemented within the first planting season after the completion of the section of residential development associated with it, (or within such a period as may be agreed in writing by the Local Planning Authority), and shall be maintained to the reasonable satisfaction of the Local Planning Authority at all times thereafter. (Continued on attached sheet)

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, 1963, as amended by the Town and Country Planning General Development (Amendment) Orders 1973 to 1974.
2. To comply with the requirements of Section 41 of the Town and Country Planning Act, 1971.
- 3 & 4. To meet the requirements of the Highway Authority and restrict access on to Redburn Road in accordance with proposals already approved.
5. 6. 11 & 12. To ensure the proper development of the site.
7. 8. 9 & 10. To maintain and enhance visual amenity.
13. To enable the planning authority to consider the details to be submitted in accordance with Condition 1 hereof.

Dated 22nd day of August 19 74

Signed: 
Director of Technical
Designation 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 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.

9. The landscaping scheme to be submitted in accordance with Condition 7 hereof shall show:
- (i) which of the existing trees, shrubs and/or hedges on the site are to be retained,
 - (ii) what new trees, shrubs and/or hedges are to be planted, together with particulars of their species, state of maturity and the method of planting to be adopted,
 - (iii) what earth works are to be carried out in connection with the landscaping of the site,
 - (iv) the measures that are to be taken to protect new landscaping work - these to include staking and guarding the trees and shrubs to the satisfaction of the Local Planning Authority.
10. The tree belt shown in the south-eastern corner of the site outlined in black on drawing No. HH/60 submitted with this application shall be provided in the first planting season following the date of this permission. The new planting shall be carried out in accordance with the submitted landscaping proposals and shall be properly protected until mature.
11. The details to be submitted in accordance with Condition 1 hereof shall include the provision of adequate and suitable arrangements for:
- (i) The storage and collection of refuse,
 - (ii) general storage,
 - (iii) clothes drying facilities and any necessary screening thereto,
 - (iv) the garaging and parking of motor vehicles in accordance with the standards adopted by the Local Planning Authority.
12. No part of the residential development hereby permitted shall be occupied until the several items referred to in Condition 11 hereof shall have been provided as approved in relation to that particular part of the residential development and such items shall be maintained for their respective purposes at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
13. Except for the tree belt referred to in Condition 10 hereof, the layout and other details shown on plan HH/60 shall not be taken to form part of this permission.