		Town Planning 4/0511/86 Ref. No			
TOW	N & COUNTRY PLANNING ACTS, 1971 and 1972				
	AJP				
THE	DISTRICT COUNCIL OF	DACORUM	med s ares es es e		
IN 1	THE COUNTY OF HERTFORD	SALE TO LIVE	Proposition of the Contract of		
То	Stagwood Developments Limited 24-26 High Street Rickmansworth Herts	Mr G V Bunyan 83 Marlowes Hemel Hempstead Herts HPl 1LF			
	Proposed erection of four flats (2 x 1 bedroom 2 x 2 bedroom units)		Brief		
at	Land off High Street Service Road/St Mary's I	Road,	description and location of proposed		
<u></u>			development.		
	In pursuance of their powers under the above-mentioned Acts and in force thereunder, the Council hereby permit the development 10th April 1986 eceived with sufficient particulars on 11th April 1	proposed by	you in your application		
and st	nown on the plan(s) accompanying such application, subject to the f	ollowing condit	ions:—		
	(1) The development to which this permission relates shall be commencing on the date of this notice.	begun within a	a period of years		
	(2) The landscape scheme shall be implemented with the approved details in the first pl first rateable occupation of the developm all times thereafter.	lanting sea	son following		
	(3) No work shall be started on the developme	ent hereby	permitted until		

details of 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 the materials so approved.

PLEASE TURN OVER

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) To maintain and enhance visual amenity.
- (3) To ensure satisfactory appearance.

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Dated	lst		!day of	July		1986		
				Signed	John	Bar	nach	
			San Land	Designation	nCHIEF	PLANNI	NG OFFICE	

(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.

NOTE

(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 Country of the country borough, London borough or country 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.