

Town Planning  
Ref. No. .... 4/0566/88 .....

Other  
Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF .....

DACORUM .....

IN THE COUNTY OF HERTFORD .....

To Mr. T. Haines  
The Turning  
Kinsbourne Green  
Harpenden  
Herts.

Mr. K.A. Williams  
Hill Farm  
Priors Hill  
Pirton  
Nr. Hitchin  
Herts.

.....Erection of two storey block of eight one.....  
.....bedroomed flats and one two storey two bedroomed..  
.....dwellinghouse, parking, etc.  
at .....Land adjacent to Baptist Church and 25 Buckwood..  
.....Road, Markyate, 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 ..... 6. March 1988 .....  
and received with sufficient particulars on ..... 24. March 1988 .....  
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) No work shall be started on the development 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.
- (3) Notwithstanding the details shown on Drawing No. 1018.32 and 1018.34 (Plan No. 4/0566/88) the kerb radii of the access from Buckwood Road to the parking area abutting the northern boundary of the site shall be 6 m.

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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 ensure a satisfactory appearance.
- (3) In the interests of highways safety.
- (4) In the interests of highway safety and amenity.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) To maintain and enhance visual amenity.
- (8) To maintain and enhance visual amenity.
- (9) To ensure a satisfactory appearance.
- (10) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (11) In the interests of the amenities of the locality and the occupants of the adjacent flats).
- (12) To safeguard the public right of way.
- (13) For the avoidance of doubt.

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.

Ref. 4/0566/88

- (4) The development shall not be brought into use until the proposed accesses have been constructed and the footway has been reinstated to the current specification of Hertfordshire County Council.
- (5) 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.
- (6) At the same time as the access referred to in Condition 3 hereof is first brought into use, the visibility splays shown on Drawing No. 1018.32 and 1018.34 (Plan Ref. 4/0566/88) shall be provided within which there shall be no obstruction to visibility between 600 mm and 2.0 m above footway level.
- (7) 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 five 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) The landscaping details referred to in Condition 7 hereof shall include details of all boundary walls, fences and other means of enclosure within the site and details of the surfacing treatment of the proposed parking area and footways.
- (10) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on Drawing No. 1018.32 and 1018.34 (Plan reference 4/0566/88) shall have been provided and they shall not be used thereafter otherwise than for the parking and circulation of vehicles.
- (11) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977-87 (as applied by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas etc) Special Development Orders 1985-1986, (or any order revoking and re-enacting those Orders):-
  - (a) there shall be no extension or addition to the dwellinghouse hereby permitted; and

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Ref. 4/0566/88

- (b) there shall be no shed, greenhouse or other building structure or erection within Class I.3 of the said Order situated to the north of the flank wall of the dwellinghouse hereby permitted or north of a line extending from the dwellinghouse across the garden area of the dwellinghouse as a projection of the flank wall.
- (12) There shall be no obstruction of nor encroachment upon Public Footpath No. 14 Markyate, which runs along the eastern boundary of the application site.
- (13) This permission shall not extend to any proposals other than those shown within the area edged red on Drawing 1018.32.

Dated: 23 June 1988

Signed



Designation

Chief Planning Officer