

Town Planning **4/0602/86**
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

AJP

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To **Chipperfield Homes Ltd**
Kings Works
Kings Lane
Chipperfield
Herts

Hooper Skillen Associates
43 High Street
Rickmansworth
Herts

Ten one-bedroom and two two-bedroom flats and
 car parking

at Off Bury Road and Bury Hill (Former site of
 68 Bury 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 the development proposed by you in your application dated **28th April 1986**

and received with sufficient particulars on **29th April 1986**

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) No work shall be started until a comprehensive scheme of landscaping - including existing trees, hedges, shrubs, if appropriate- for the site shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

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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 satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) In the interests of highway safety.
- (5) In the interests of highway safety.
- (6) To provide adequate screening of the adjacent commercial premises which would otherwise become open to view from public areas.

Dated.....26th.....day of.....June.....19.....86

Signed.....

Designation.....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, 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.

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Conditions Cont'd....

- (4) The vehicular accessways on to Bury Hill and Bury Road shall be constructed 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 in to use until the accessways are so constructed.
- (5) None of the flats, hereby permitted shall be occupied until the footpaths, accessways, turning head and parking facilities shown on plan no 4/0602/86 (drawing no 8612-02) shall have been provided and they shall be maintained at all times thereafter.
- (6) None of the flats hereby permitted shall be occupied until a 2m high close boarded fence or a 2m high facing brick wall has been constructed along the whole of the southern boundary of the site where there is no existing wall. Where there is an existing wall along the southern boundary it shall be retained.

Dated 26th day of June 1986

Signed *Chris Barker*

Designation CHIEF PLANNING OFFICER