

Town Planning
Ref. No. 4/0611/87

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Johnson & Hazzard
Bridge Motors
Ravens Lane
BERKHAMSTED Herts

Johnson & Partners
39a High Street
HEMEL HEMPSTEAD
Herts HP1 3AA

Erection of 5 No. one-bedroom flats and 11 No. two-
bedroom flats, car parking and access road
at Bridge Motors, Ravens Lane, Berkhamsted

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 22 April 1987 and received with sufficient particulars on 23 April 1987 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 the bricks 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 as so approved.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees damaged shall be replaced by approved species in the first planting season thereafter.
- (4) The planting, seeding or turfing details shown on drawing No's 1520/101/E and 1520/121 (plan No. 4/0611/87) 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 during the construction of the development or within a period of 5 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

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 in the Berkhamsted Conservation Area.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To ensure a satisfactory development.
- (6) To ensure the safe, economic, durable, attractive and proper development of the estate.
- (7) In the interests of highway safety.
- (8) In the interests of highway safety.
- (9) In the interests of highway safety.
- (10) In the interests of highway safety.
- (11) In the interests of highway safety.
- (12) To ensure proper drainage of the site.
- (13) To ensure proper drainage of the site.
- (14) In the interests of highway safety.

Dated..... Sixth day of July 19 87

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.

Conditions continued:-

(4) Continued:-

and for the purposes of this Condition, a planting season shall be deemed to commence in any one year on 1st October and to end on 31st March in the next following year.

- (5) The development hereby permitted shall not be occupied until the access road and footway from Holliday Street/Ravens Lane shown on drawing No. 1520/100/D (plan No. 4/0611/87) shall have been provided.
- (6) The access road and footways referred to in Conditions 5 and 7 hereof shall be constructed in accordance with the specifications of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(Note:- Full details of road and footway works proposed should be submitted to and approved by the local highway authority before any work is commenced on site).

- (7) The development hereby permitted shall not be occupied until a 1.8 m wide footway along the south-east side of Ravens Lane from the junction of Ravens Lane/Holliday Street to a point adjacent to the north corner of the application site shall have been provided.
- (8) The development hereby permitted shall not be occupied until a 4.5 m x 35 m visibility sight line in a north-easterly direction at the junction of Ravens Lane/Holliday Street shall have been provided within which there shall be no obstruction more than 600 mm above carriageway level.
- (9) The development hereby permitted shall not be occupied until the turning space shown on drawing No. 1520/100/D (plan No. 4/0611/87) shall have been provided and shall thereafter be maintained and kept available for the turning of vehicles.
- (10) The development hereby permitted shall not be occupied until the parking facilities shown on drawing No. 1520/100/D (plan No. 4/0611/87) shall have been provided and shall thereafter be maintained and kept available for the parking of vehicles.
- (11) The developer shall construct the crossover (at the junction of the access road and Holliday Street) to standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development hereby permitted shall not be brought into use until the access is so constructed.
- (12) Before development is commenced, full details of the design layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

(Note:- The sewers offered for adoption should conform in all respects to the specifications set out in the Water Authority's document "Sewers For Adoption - A Design and Construction Guide for Developers").

Dated Sixth day of July 1987

Signed _____

Designation CHIEF PLANNING OFFICER

Conditions continued:-

- (13) None of the residential units hereby permitted shall be occupied until the drainage works referred to in Condition 12 hereof shall have been provided.
- (14) No work shall be started on the development hereby permitted until details of the culverting and bridging works to the river shall have been submitted to and approved by the local planning authority and the culverting and bridging works shall be carried out in accordance with the details as so approved.

Dated Sixth day of July 1987

Signed 

Designation CHIEF PLANNING OFFICER

TOWN & COUNTRY PLANNING ACT 1971



DACORUM BOROUGH COUNCIL

To: Johnson & Partners
39a High Street
Hemel Hempstead
Herts HP1 3AA

Submission of details of materials and culverting and bridging works.
Leicester Multi-Yellow Stocks and Leicester Red Stocks facing bricks and culverting and bridging works.
16 flats and car parking etc.
Site of Bridge Motors, Ravens Lane, Berkhamsted.

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0611/87

granted on 6.7.87. at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 22.4.87.

Dated 15 day of September 19 87

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.