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Town Planning Ref. No. 4/0624/85

Other Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Merriman Homes Limited
7 Wellcroft
Hemel Hempstead
Herts

Four dwelling units

at Adjacent Marstan, Old Dean, Bovingdon

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 —
and received with sufficient particulars on 21.5.85 Amended 9.7.85 and 16.7.85.
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) The development hereby permitted shall be constructed with London Brick Company Regency facing bricks, Marley Mendip Brindle Weald roof tiles and Marley Plain Brindle Weald roof tiles to porch/bay windows, or any such other materials as may be approved in writing by the local planning authority.

(3) The landscaping scheme shown on plan no.4/0624/85 (drawing no.MH 101/5A) 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.

(4) The development hereby permitted shall not be occupied until all the boundary fencing shown on plan no.4/0624/85 (drawing no. MH 101/2A) shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

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 ensure satisfactory appearances.

(3) To maintain and enhance visual amenity.

(4) To ensure the proper development of the site and to safeguard the privacy of the occupants of adjoining properties.

(5) To ensure the proper development of the site and avoid obstruction on adjacent highways.

(6) As directed by the County Surveyor. C:\ASCO\A

(7) To safeguard the privacy of the occupants of the adjoining dwelling.

Dated 18th *day of* July *19* 85

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.

(5) The development hereby permitted shall not be occupied until the parking spaces shown on plan no. 4/0624/85 (drawing no. MH 101/1A) shall have been laid out and surfaced in the manner indicated to the reasonable satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.

(6) The crossover hereby permitted 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 into use until the access is so constructed.

(7) The two first floor windows in the north-west elevation of the building hereby permitted shall be glazed in obscure glass which shall be retained at all times thereafter.

18th July 1985

Colin Barnard

Chief Planning Officer