

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

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

Speyhawk Land & Estates Ltd.,  
Saracen House,  
Saracen Way,  
TWICKENHAM,  
Middlesex.

Messrs. Hamilton Associates,  
6 Burnsall Street,  
LONDON,  
SW3.

To

## Construction of road - OUTLINE

Land off Watford Road, Kings Langley.  
at

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated 23rd April, 1981 and received with sufficient particulars on 24th April, 1981 (as amended on 8th September, 1981) and shown on the plan(s) accompanying such application, subject to the following conditions:- and subject to execution prior to commencement of the development of an Agreement in general conformity with the draft now prepared by the District Secretary:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto, which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3 years commencing on the date of this notice.  
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-  
(i) the expiration of a period of 5 years, commencing on the date of this notice.  
(ii) the expiration of a period of 2 years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3 The details to be submitted in accordance with condition 1 hereof shall include:-  
(a) the design, layout, drainage and construction of any carriageway including -  
(i) the junction of such carriageway with Watford Road;  
(ii) the junctions of such carriageway with Station Footpath;  
(b) the provision of visibility sight lines to standards to be agreed with the local highway authorities, within which there shall be no obstruction more than 1m. above carriageway level;  
(c) the design, layout, drainage and construction of footways and verges;  
(d) the design, construction and appearance of the bridge over the Grand Union Canal;  
(e) the treatment of the boundaries of the site.

Continued on separate sheet/.....

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- 3, 4. and 8. To ensure proper development of the site.
12. To ensure proper development and use of the site.
5. To ensure the preservation of existing user rights.
6. In the interests of visual amenity.
8. and 10. In the interest of public safety to safeguard water supplies by preventing the tipping of materials likely to cause pollution of surface or underground water supplies. To prevent unauthorised access to the site.
9. To ensure drainage of adjacent land is not affected.
11. To prevent interference with passage of craft on the waterway and movement on the adjacent towpath.

Dated ..... 28th ..... day of ..... October ..... 1981.

Signed.....  
Designation Chief Planning Officer.

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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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

D.C.2

Town Planning  
Ref. No. 4/0637/81....

Speyhawk Land Estates Ltd.,  
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Conditions continued ...

4. At the same time as the development hereby permitted is brought into use:-
  - (a) the existing vehicular access to Station Footpath from Watford Road shall be closed to vehicular traffic; and
  - (b) the new vehicular access(es) to Station Footpath from Watford Road and the road the subject of the development hereby permitted required by conditions 3(a) and 12(b) hereof shall be brought into use and maintained and kept open at all times thereafter to the reasonable satisfaction of the local planning authority.
5. The public footpath crossing the site shall be diverted as may be agreed by the local planning authority, kept clear of all obstructions and available for use at all times.
6. 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 accidentally damaged shall be replaced by approved species in the first planting season thereafter.
7. No work shall be started on the development hereby permitted until details of regrading work affecting the existing levels of the site shall have been submitted to, and approved by, the local planning authority.
8. Any materials to be tipped shall be limited to excavated soil and top-soil and no materials of an injurious or poisonous nature or likely in any way to cause pollution or discolouration to surface or underground water supplies shall be deposited on the site.
9. Adequate provision shall be made to the reasonable satisfaction of the local planning authority at all times for the drainage of the land and the drainage of adjoining land shall not be interrupted.
10. All reasonable precautions shall be taken to prevent unauthorised access to the site at all times whilst earth-moving operations are being undertaken with the exception of the existing public footpath (or such diverted public footpath as agreed by the local planning authority), and where required, gates and fences shall be provided to the satisfaction of the local planning authority.

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D.C.2

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Conditions continued .....

11. Adequate precautions shall be taken to prevent materials from spilling over into the adjoining Grand Union Canal.
12. The development hereby permitted shall not be used by vehicular traffic until:-
  - (a) the sight lines referred to in condition 3(b) hereof shall have been provided and they shall be so maintained at all times thereafter;
  - (b) the junctions with Watford Road and Station Footpath shall have been laid out and substantially constructed to the reasonable satisfaction of the local planning authority;
  - (c) the details referred to in condition 3(c) shall have been provided and they shall be so maintained at all times thereafter;
  - (d) the details referred to in condition 3(e) shall have been provided and they shall be so maintained at all times thereafter.

Dated 28th day of October 1981.

Signed



Designation Chief Planning Officer