

Town Planning

Ref. No. 4/0661/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Harman (Chesham) Limited,
1 Upper Gladstone Road,
Chesham,
Bucks.

..... Retention of development approved under

..... 4/0867/83 without compliance with Condition 13.

at Broadwater,

..... Lower Kings Road, Berkhamsted, 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 undated and received with sufficient particulars on 30th May 1985 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 until a comprehensive scheme of landscaping 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.
- (3) 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.

continued on separate sheet/

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 maintain and enhance visual amenity.
- (3) To ensure satisfactory appearance.
- (4) To ensure proper development and in the interests of road safety.
- (5) To ensure proper development and in the interests of road safety.
- (6) To ensure proper development and in the interests of road safety.
- (7) To ensure proper development and in the interests of road safety.
- (8) In the interests of road safety.
- (9) To ensure the proper and satisfactory layout and development of the site.
- (10) To ensure proper development of the site and in the interest of general amenity.
- (11) In the interests of the residential amenities of the development, and to provide an acceptable environment.
- (12) To ensure the proper use of the site and avoid obstruction on adjacent highways.
- (13) To satisfy in part the departure from Policies 64, 65 and 66 of the Dacorum District Plan.
- (14) To ensure the proper use of the site and in the interests of road safety.

cont'd./

Dated.....23rd.....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.

- (4) The access to Lower Kings Road shall include the provision of sight lines 4.5 m x 70 m with minimum kerb radii of 10.5 within which there shall be no obstruction more than 600 mm above carriageway level.
- (5) The development hereby permitted shall not be occupied until the sight lines referred to in condition 4 shall have been provided and they shall be so maintained at all times thereafter.
- (6) The access to the garage court shall include the provision of sight lines 2.4 m x 35 m with minimum kerb radii of 6 m within which there shall be no obstruction more than 600 mm above carriageway level.
- (7) The development hereby permitted shall not be occupied until the sight lines referred to in condition 6 shall have been provided and they shall be so maintained at all times thereafter.
- (8) There shall be no obstruction more than 600 mm above carriageway level within the areas hatched blue on drawing number 8336/6B.
- (9) The roads and footways hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire", and details of the finished surface of all roads (footways, amenity areas, provision of lighting facilities) shall be submitted to, and approved by the local planning authority before any work is commenced on site. The development hereby permitted shall be carried out in accordance with the details as so approved. (NOTE: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.)
- (10) The roads and footways hereby permitted shall be laid out and substantially constructed to the reasonable satisfaction of the local planning authority with the exception of final surfacing before the remainder of the development hereby permitted is commenced and in any event shall be suitable to provide clear and convenient access to the dwellings when they are ready for occupation.
- (11) No work shall be commenced on the development hereby permitted until full details for protecting the proposed dwellings from noise shall have been submitted to and approved by the local planning authority and the necessary works as approved shall be completed before the first rateable occupation of each dwelling.
- (12) The development hereby permitted shall not be occupied until the arrangements for vehicle garaging and parking shown on drawing number 8333/6 shall have been provided and they shall be maintained at all times thereafter.
- (13) The ground floor flats in Blocks B and C shall be occupied only by elderly or registered disabled people. Four ground floor flats in Block D and one ground floor flat in Block E shall be occupied only by elderly or registered disabled people.
- (14) The existing vehicular access to Lower Kings Road shall be closed immediately following the commencement of use of the new access road hereby permitted. The existing pedestrian access to the adjoining sports ground shall be retained.
- (15) All structures existing on the site shall be demolished before the commencement of this development.

cont'd. over/

- (16) The facilities for refuse collection and the boundary walls and fences shown on drawing number 8333/6 shall be provided before the first rateable occupation of the dwellings hereby permitted.
- (17) The development hereby permitted shall not be occupied until the turning areas shown on drawing number 8333/6 shall have been provided and shall thereafter be maintained at all times.

Reasons (cont'd.)

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- (15) To ensure the proper use of the site and in the interests of road safety.
- (16) To ensure the proper development and use of the site.
- (17) To enable vehicles to enter and leave the site in a forward direction and avoid danger on the adjacent highway.

Dated 23rd day of July 1985



Signed

Designation CHIEF.PLANNING.OFFICER.....