

Town Planning 4/0678/84

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

DACORUM

THE DISTRICT COUNCIL OF

IN THE COUNTY OF HERTFORD

To E J Waterhouse & Sons Ltd
Kings Works
Kings Lane, Chipperfield
Herts

Hooper Skillen Assoc
43 High Street
Rickmansworth
Herts

Four 2-bedroom terraced dwellings

at Land adjacent to No. 30 Chipperfield Road
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 18.5.84 and received with sufficient particulars on 21.5.84 amended 10.7.84 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 dwellings hereby permitted shall be constructed with London Brick Company Regency facing bricks and Marley Mendip Old English Red roof tiles or such other materials as may be approved in writing by the local planning authority.
- (3) The landscaping scheme shown on plan No. 4/0678/84 (drawing No. 8416/01) 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) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all existing trees on the site, as well as the hedge to be retained along the north-east boundary of the site, to prevent damage during constructional works. Any trees or part of the hedge accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (5) The development hereby permitted shall not be occupied until the car parking facilities shown on plan No. 4/0678/84 (drawing No. 8416/01) shall have been provided and shall thereafter be maintained at all times to the reasonable satisfaction of the local planning authority.

- (6) The land hatched green on plan No. 4/0678/84 (drawing No. 8416/01) shall be maintained as open amenity green to the satisfaction of the local planning authority at all times and no other development shall be permitted thereon.
- (7) The dwellings hereby permitted shall comprise four 2-bedroom units and shall not be altered in any way to provide additional bedroom accommodation without the prior permission in writing of the local planning authority.

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)
- (4) To maintain and enhance visual amenity
- (5) To ensure proper use of the site and avoid obstruction on adjacent highways
- (6) To ensure the proper development of the area and to provide an acceptable environment
- (7) In order that the development shall continue to comply with the adopted car parking standards.

Dated.....19th.....day of.....July.....19...84

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.