

Town Planning

Ref. No. .... 4/0681/88 .....

Other

Ref. No. ....

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

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Mr. D. Phillipson  
14 George Street  
Berkhamsted  
Herts.

Derek Phillips Associates  
24 High Street  
Bovingdon  
Herts. HP3 0HH.

..... One dwelling and attached double garage .....

at ..... Land adj. 14 George Street, 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 ..... 22.4.88. ....  
and received with sufficient particulars on ..... 23.6.88. I amended 29.6.88  
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 and finished in accordance with the schedule of materials and finishes specified on Drawing No. A369/08A to match in colour and texture the materials of No. 14 George Street.
- (3) The development hereby permitted shall not be used otherwise than for purposes within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987.

Cont.

- (9) In the interests of highway safety.
- (10) In the interests of ensuring the proper development of the site.

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) In the interests of the appearance of the development within the street scene.
- (3) To ensure that the dwellinghouse is used as a single household at all times.
- (4) In the interests of the amenity of No. 14 George Street and the development hereby permitted.
- (5) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and in the interests of highway safety.
- (6) To demarcate permanently the parking areas associated with No. 14 George Street and the dwellinghouse hereby permitted in the interests of highway safety and to ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (7) In the interests of highway safety and visual amenity.
- (8) In order that the local planning authority may retain control over further development in the interests of retaining adequate amenity space and parking facilities and in the interests of highway safety.

Dated.....day of.....19.....

Signed.....

Designation .....

#### 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) A 1.8m high close boarded fence shall be erected along the section of boundary shown in green on Drawing No. A369/08A prior to the occupation of the development hereby permitted and thereafter shall be maintained at all times.
- (5) The development hereby permitted shall not be occupied until the attached garage and two parking spaces shown on Drawing No. A369/08A shall have been provided and they shall not be used thereafter otherwise than for the parking of vehicles.
- (6) Notwithstanding the details shown on Drawing No. A369/08A an 0.9m high dwarf brick wall shall be erected along the section of driveway boundary shown by a yellow line on the approved plan.
- (7) The area shaded yellow on Drawing No. A369/08A shall at no time be used for the parking of vehicles.
- (8) Notwithstanding the provisions of Class 1.1 and 1.3 of Schedule 1 to the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that order) there shall be no extension or alteration to the external appearance of No. 14 George Street or the development hereby permitted or the erection of buildings within the respective residential curtilages without prior approval of the local planning authority.
- (9) Notwithstanding the provisions of Class II.1 and II.2 of Schedule 1 to the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that order), there shall be no gates erected in front of the parking spaces shown on Drawing No. A369/08A or widening of the vehicular access shown on the approved plan.
- (10) The 450mm post and rail fence referred to on Drawing No. A369/08A shall be erected prior to occupation of the dwellinghouse hereby permitted.

Dated 9 September 1988

Signed   
Chief Planning Officer