

Town Planning

Ref. No. .... 4/0683/87 .....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

... DACORUM .....

IN THE COUNTY OF HERTFORD

To Whartoncourt Limited  
Olympic House  
63 Woodside Road  
Amersham  
Bucks

Howard Fawcett & Partners  
Chartered Architects  
Chandos House, Back Street  
Wendover  
Bucks HP22 6FB

..... Erection of two storey and three storey blocks of 19..  
..... one-bedroom and 1 two-bedroom flats, access, car.....  
..... parking etc.  
at .....  
..... Cavalier Printing Works, Chesham Road, Berkhamsted.....

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 ..... 6.5.87. ....  
and received with sufficient particulars on ..... 8.5.87. ....  
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 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.
- (3) The access shall include the provision of visibility sight lines measuring 2.4 m x 21 m in a northerly direction and 2.4 m x 8 m in a southerly direction within which there shall be no obstruction more than 600 mm above carriageway level.

continued/...

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 a satisfactory appearance.
- (3) In the interests of highways safety.
- (4) To ensure the safe, economic, durable, attractive and proper development of the estate.
- (5) To maintain and enhance visual amenity.
- (6) To maintain and enhance visual amenity.
- (7) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (8) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity and limited car parking accommodation.

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.

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- (4) The road(s) 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 roads (including footways, amenity areas and provision of lighting facilities) shall be submitted to and approved by, the local planning authority before any work is commenced on site. The development 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.)

- (5) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of bumsers, species and proposed planting location of all new trees shrubs and hedgerows.
- (6) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which during the construction of the development or within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (7) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation facilities shown on plan 4/0683/87 (drawing number 1397/PD10/B) shall have been provided and they shall not be used thereafter, otherwise than for the parking and circulation of vehicles.
- (8) The residential units hereby permitted shall comprise nineteen one bedroom and one two bedroom units, and these residential units shall not be altered in any way to provide additional bedroom accommodation without the prior permission in writing of the local planning authority.

Dated ..... 9 ..... day of ..... July ..... 1987

Signed .....  .....  
Designation CHIEF PLANNING OFFICER .....

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

Other

Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To Keith Pearson Associates,  
33 High Street,  
Tring,  
Herts. HP23 5AA.

..... Twenty flats - Details of External Materials  
..... Redland 'Farmhouse' plain tiles, Severn Valley mixed  
..... 'Weatherhead' red facing bricks  
at ..... Site of Cavalier Printing Works, Chesham 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 give approval to the details which were reserved for subsequent approval in outline planning permission no. ... 4/0683/87 ..... granted on ..... 9 July 1987 ..... at the above-mentioned location in accordance with the following drawings submitted by you:

Subject to compliance with the following conditions:—

See overleaf

The reasons for the foregoing conditions are as follows:—

Dated ..... 7th ..... day of ..... December ..... 1987.....

Signed.....

Designation ..... Chief Planning Officer

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

**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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

## TOWN &amp; COUNTRY PLANNING ACT 1971



## DACORUM BOROUGH COUNCIL

To: Amalgamated Builders Limited  
36 Frogmore Street  
Tring  
Herts

Mr G V Bunyan  
14 Queens Road  
Berkhamsted  
Herts  
HP4 3HU

## Landscaping details

(Re: erection of two storey and three storey blocks of 19 one-bedroom and 1 two-bedroom flats, access, car parking etc).

Site of Cavalier Printing Works, Chesham Road,  
Berkhamsted

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0683/87

granted on 9 July 1987 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 7 September 1987 subject to the attached condition.  
(See attached sheet).

Dated XXX 19

Signed

*Colin Burch*

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

4/1406/87


Conditions of approval:

- (1) The areas stippled black on drawing no TMB/4287.A  
(plan ref 4/1406/87) shall be grass seeded or turfed.

Reason for Condition:

- (1) For the avoidance of doubt and to enhance the appearance  
of the development.

dated ..... 22 ..... day of October ..... 1987

Signed .....  .....

Designation CHIEF PLANNING OFFICER .....