

Town Planning
Ref. No. 4/0705/74

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No. 836/74D

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

Hightown Housing Association, Agents: **Derek Sharp Associates,**
To **29, High Street,** **18 Compton Terrace,**
Hemel Hempstead. **London N1 2UN.**

<p>Erection of 59 dwelling units</p> <p>at Woodhall Lane, Hemel Hempstead.</p>	<p>Brief description and location of proposed development.</p>
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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 16th July, 1974 and received with sufficient particulars on 17th July, 1974 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 five 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 the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (3) No trees existing on site at date of this permission shall be felled without the prior written agreement of the Local Planning Authority.
- (4) All trees which are to be retained shall be properly protected from damage during construction works and any damaged trees shall be replaced with species to be agreed with the Local Planning Authority during the next appropriate planting season thereafter.
- (5) The land hatched green shall be reserved for future highway improvement.
- (6) The land cross hatched green shall be reserved for visibility sight lines.

(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. 3 and 4. To maintain and enhance visual amenity.**
- 5. 6. 7 and 8. To meet requirements of the highway authority and in the interests of road safety.**
- 9 and 10. To ensure the proper development of the site.**

Dated.....**Nineteenth**.....day of.....**December**.....19..**74**..

Signed.....
Director of Technical
Designation**Services**.....

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, Whitehall, 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.

- (7) No work shall be started on the development hereby permitted until the land referred to in condition (6) hereof shall have been cleared of all obstruction (with the exception of any trees the subject of the Tree Preservation Order) and the level of the land reduced so that it does not exceed 3ft. above the level of the carriageway adjacent thereto.
- (8) After the reduction in level referred to in condition (7) hereof has been carried out no obstruction or planting other than grass shall be placed on or planted in that land.
- (9) No work shall be started on the development hereby permitted until full details of (a) additional road and paving works (b) external materials, and (c) screen fencing/walling shall have been submitted to and approved by the Local Planning Authority.
- (10) No dwelling shall be occupied until (a) the car parking arrangements shown on plan 836/74D (b) the screen fencing/walling referred to in condition 9(c), (c) the clothes drying facilities, (d) storage and refuse collection facilities and (e) garaging and car parking arrangements shall have been provided and these items shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.

A handwritten signature in dark ink, appearing to be 'C. H. L.', with a long horizontal flourish extending to the right.