	·		Ref. No	
TOWN 8	& COUNTRY PLANNING ACTS, 197	1 and 1972	Other Ref. No	
		,	· ,	
THE DI	STRICT COUNCIL OF	CORUM BOROUGH	COUNCIL	
IN THE	COUNTY OF HERTFORD			
То	Mr and Mrs D Eversfield Frith Architects 351 Chambersbury Lane 55 Wolverhampton Road Hemel Hempstead Codsall Herts Staffordshire			
	Detached Dwelling			
at	Adjoining 351 Chambersbury L	ane,	description and location of proposed	
	ursuance of their powers under the above-morce thereunder, the Council hereby permi	t the development		
	24.4 ad with sufficient particulars on	.89		
	on the plan(s) accompanying such application			
(1) (2)	The development to which this permission commencing on the date of this notice.	the developme rnally shall ng authority,	nt hereby permitted until details have been submitted to and and the development hereby	
(3)	The existing hedgerow and tr	ees on the we	stern boundary of the site shall	

Contd/

be retained and adequately protected during the period of construction to the satisfaction of the local planning authority, and shall not be wilfully damaged or destroyed, uprooted or felled during the period without the previous written consent of the local planning authority. Any trees or hedgerow removed shall be replaced with trees or shrubs of such size and species as may be agreed with 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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) In the interests of highways safety.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.



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. TOWN PLANNING REF NO: 4/0733/89

Subject to the following Conditions:- (Contd/)

- (4) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (5) A 2.4m x 2.4m visibility splay shall be provided each side of the access measured from the edge of the accessway to the edge of the carriageway within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.
- (6) Sight lines 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600mm and 2.0 m above carriageway level.

Dated	Twenty Ninthday ofJune198	9
	Signed . Straff	wh
•	CHIEF PLANN Designation	ING OFFICER