

Town Planning

Ref. No. .... 4/0734/86 .....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr P J Pearce  
'Blantyre'  
Tenements Lane  
Chipperfield

Richard Onslow  
The Old School  
High Road  
Soulbury  
Leighton Buzzard

..... Two detached dwellings .....

at ..... Land rear of 'Round Hale' and 'Silvertrees' .....

..... Love Lane, Kings Langley .....

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 ..... 28.5.1986 ..... and received with sufficient particulars on ..... 29.5.1986 ..... 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 the 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 as so approved.
- (3) None of the dwellings hereby permitted shall be occupied until the brick wall and 1.8 m high fences shown on Drawing No 253.2 (plan 4/1462/85) shall have been erected and such walls and fences shall be retained and maintained at all times thereafter.
- (4) 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 an indication of all existing trees and hedgerows on the land and any to be retained, together with measures for their protection in the course of development.
- (5) All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of any building or the completion

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) In the interests of the amenities of the occupiers of adjacent residential property

(4) In the interests of the amenities of the occupiers of adjacent residential property and the street scene in general

Dated.....14th.....day of.....August.....1985.....

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.

Conditions

(5) cont'd

of the development, whichever is the sooner and any trees or plants which within a period of 5 years from the completion of the development die 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.

- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto the existing vehicular access drive.

Dated 14th day of August 1986

signed ..... 

chief Planning Officer