

428/T7

D.C.6.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/0745/77  
Ref. No. ....  
  
Other  
Ref. No. ....

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

To Tonrin Homes Limited,  
Fernwood House,  
47 London Road,  
Portsmouth. PO8 8DQ.

..... Submission of landscaping details pursuant to condition  
..... 2 of permission 4/0428/77  
.....  
at High Street/Hempstead Road, Bovingdon, 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. 4/0428/77.....

granted on 26th May 1977..... at the above-mentioned location in accordance

with the drawings submitted by you, with your letter application dated 23rd June 1977 (amended 5th Aug 1977) X  
No.168/1

Dated 9th..... day of August..... 19 77.....

Signed.....  
Designation Director of Technical Services

NOTE.—This is not a separate planning permission, but must be read in conjunction with any conditions attached to the ~~outline~~ planning permission. referred to above.

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Town Planning  
Ref. No. 4/0428/77

Other  
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Tonrin Homes Limited,  
Fernwood House,  
47 London Road,  
Cowplain,  
Portsmouth PO88DQ.

<p>Ten Houses, Eleven Garages. Access Road,</p>	
<p>at Phase 3 High Street/Hempstead Road, Bovington, Herts.</p>	<p>Brief description and location of proposed development.</p>

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 21st April 1977 and received with sufficient particulars on 22nd April 1977 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 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 work shall be started until details of surfacing of the private access road for the site shall have been submitted to, and approved by, the Local Planning Authority.
- (4) None of the houses hereby permitted shall be occupied until:—
  - (a) the access road and footpath serving it: (i) between the existing carriageway and footway of St. Lawrence Close and the north-eastern boundary of the application site; (ii) shown on drawing no. 168/1;
  - (b) the 6' 0" high brick walls shown on drawing 168/1; shall have been provided and the items shall be maintained thereafter to the reasonable satisfaction of the Local Planning Authority.
- (5) The landscaping scheme referred to in condition (2) hereof shall make provision for the retention and thickening of the existing hedge on the north-eastern and south-eastern boundaries of the development hereby permitted.


- 6) None of the trees or hedgerows existing on the site at the date of this permission shall be removed without prior written approval of the Local Planning Authority, with the exception of those immediately required for the development hereby permitted. All trees and hedgerows to be retained shall be properly protected to the reasonable satisfaction of the Local Planning Authority before any construction work commences and any damaged planting shall be reinstated not later than the first appropriate planting season thereafter.
- 7) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been agreed with the Local Planning Authority.

PLEASE SEE ATTACHED SHEET FOR CONTINUED  
CONDITIONS.

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) & 5) & 6) To maintain and enhance the visual amenity of the area.
- 3) & 4) & 9. To ensure the proper development and use of the site.
7. To ensure satisfactory appearance.
- 8) In the interests of amenity and privacy.

Dated.....26th.....day of.....May.....1977.....

Signed.....  
Designation Director of Technical 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.

Conditions cont'd....

8) No work shall be started on the development hereby permitted until details of screen fencing/walling/hedging:-

(i) dividing rear gardens, and:

(ii) to the boundaries of the application site;

shall have been submitted to, and approved by, the Local Planning Authority.

9) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 there shall be no fencing or enclosure of the areas in front of the buildings hereby permitted, and that adjacent to plot 1, unless application has been made to, and approved by, the Local Planning Authority.

26th May 1977



Director of Technical Services

428/77

D.C.6.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning  
Ref. No. 4/0698/77

Other  
Ref. No.

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

To **Tonrin Homes Limited,  
Fernwood House,  
47 London Road,  
Portsmouth. PO8 8DQ.**

materials

Submission of details pursuant to condition 7 of  
permission 4/0428/77  
at High Street/Hempstead Road, Bovingdon, 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. 4/0428/77

granted on 26th May 1977 at the above-mentioned location in accordance with the details submitted by you, with your letter of approval dated 23rd June 1977

Dated 9th day of August 19 77

Signed [Signature]  
Designation **Director of Technical Services**

NOTE.—This is not a separate planning permission, but must be read in conjunction with any conditions attached to the outline planning permission. **referred to above.**