

Town Planning 4/0748/85
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To	London Road Developments	Lardi Cox & Partners
	1 The Old School House	1 The Old School House
	George Street	George Street
	Hemel Hempstead	Hemel Hempstead

..... Five detached dwellings, access road, etc	Brief description and location of proposed development.
.....	
at 2 Pancake Lane, Hemel Hempstead	

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 14th June 1985
 and received with sufficient particulars on 18th June 1985 (amended 25/6/85 & 26/7/85 & 5.8.85)
 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 as so approved.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works.
- (4) The existing hedge and trees on the south-east boundary of the site shall be retained and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works. Any trees or part of the hedge accidentally damaged shall be replaced by approved species in the first planting season thereafter.

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 visual amenity.
- (4) To maintain and enhance visual amenities and safeguard privacy for the occupants of adjoining properties.
- (5) In the interests of visual amenities.
- (6) In the interests of visual amenities.
- (7) To safeguard amenities and privacy of occupants of adjoining properties.
- (8) To ensure proper development and in the interests of road safety.
- (9) To ensure proper development and in the interests of road safety.
- (10) To ensure proper and satisfactory layout and development of the site.
- (11) To ensure proper and satisfactory layout and development of the site.

Dated.....5th.....day of.....September.....19.....85

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.

- (5) No work shall be started until a comprehensive scheme of landscaping (including existing trees and shrubs) for those areas of the site which will not be incorporated within the private gardens of the dwellings, shall have been submitted to and approved by the local planning authority.
- (6) All planting, seeding or turfing comprised in the approved details of landscaping, submitted in accordance with condition 5 shall be carried out in the first planting seeding seasons following the occupation of the buildings or the completion 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, 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.
- (7) The development hereby permitted shall not be occupied until the 2.0 m high screen wall along the north-east boundary of the site shown on plan no ~~4/0748/05~~ ^{4/0545/86} shall have been constructed and it shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (8) The development hereby permitted shall not be occupied until the turning space shown on plan no ~~4/0748/05~~ ^{4/0545/86} shall have been provided and shall be maintained at all times thereafter.
- (9) The access onto Pancake Lane shall include the provision of sight lines 2.4 m x 35 m within which there shall be no obstruction more than 600 mm above carriageway level.
- (10) The development hereby permitted shall not be occupied until the sight lines referred to in 9 above shall have been provided and they shall be maintained at all times thereafter.
- (11) The proposed vehicular crossover hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire". Full details of the works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.

Chris Barnard

DATED 5th September 1985