

Town Planning

Ref. No. 4/0760/85

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**

IN THE COUNTY OF HERTFORD

- To
1. Heygates Ltd.
 2. Amalgamated Builders
- c/o 10 Banister Road,
Southampton

Brian J. Harcourt, Esq., RIBA.,
10 Banister Road,
Southampton

13 dwellings, car parking and access
at Junction New Road/Wingrave Road, Tring, 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 permit the development proposed by you in your application dated **9 June 1985** and received with sufficient particulars on **18 June 1985 (amended 30 January 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 development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.

Cont.

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 maintain and enhance visual amenity.
- (3) To maintain and enhance visual amenity.
- (4) To ensure a satisfactory appearance.
- (5) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (6) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (7) To maintain and enhance visual amenity.
- (8) In the interests of highways safety.
- (9) In the interests of highways safety.
- (10) To ensure the safe, economic, durable, attractive and proper development of the estate.
- (11) To ensure the safe, economic, durable, attractive and proper development of the estate.

Cont.

Dated: 22nd day of December 1986

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.

- (3) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and 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, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (4) The development hereby permitted shall be constructed in Westbrick Harvest Multi-Facing Bricks and Marley Modern Roof Tiles, or such other materials as may be agreed in writing with the local planning authority.
- (5) 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 a road.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building(s) hereby permitted without the express written permission of the local planning authority.
- (7) The existing hedge on the northern and eastern boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.
- (8) The access shall include the provision of sight lines 2.4m x 70m with minimum kerb radii of 10m within which there shall be no obstruction more than 1m above carriageway level.
- (9) The development shall not be occupied until the sight lines referred to in Condition 8 shall have been provided and they shall be so maintained at all times thereafter.
- (10) The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.

Cont.

- (12) In the interests of highways safety.
- (13) In the interests of highways safety.
- (14) In the interests of highways safety.

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- (11) The road(s) hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire".

(NOTE: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site).

- (12) The development hereby permitted shall not be occupied until the arrangements for vehicle parking and turning areas shown on Plan No. 4/0760/85 shall have been provided and they shall be maintained at all times thereafter.
- (13) The development hereby permitted shall not be occupied until a 1.2m high brick wall shall have been constructed as indicated by a broken red line on Drawing No. T.121(85)38 13G.
- (14) There shall be no obstruction more than 1m above carriageway level within the area hatched blue on Drawing No. T.121(85)38 13G.

Dated 22nd December 1986

Signed Colin Barnard

Designation Chief Planning Officer.