

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To

R. Philbey, Esq.,
The Green Dragon Public House,
Flaunden,
HEMEL HEMPSTEAD,
Herts.

Messrs. North, Hyde & Gibbons,
Norfolk House,
Station Road,
CHESHAM,
Bucks.

..... Two storey extension comprising 6 bedroom hotel	Brief description and location of proposed development.
..... accommodation, kitchen, function room, dwelling unit,	
xxa shop etc., at The Green Dragon Public House, Flaunden.	
.....	

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1973, as amended, the development proposed by you in your outline application dated 28th May, 1981 and received with sufficient particulars on 5th June, 1981 and shown on the plan(s) accompanying such application, subject to the following conditions:-

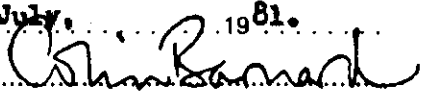
- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the ~~design, landscaping~~ design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of 3. . years commencing on the date of this notice.
 (b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
 (i) the expiration of a period of .5. years, commencing on the date of this notice.
 (ii) the expiration of a period of .2. years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State.
- 3 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 first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

/ Conditions continued on separate sheet...

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. & 4. To maintain and enhance visual amenity.
5. To ensure the proper development of the site.
6. To ensure the proper development and use of the site.
- 7, 9 and 10. To provide visibility for vehicles entering and leaving the site.
8. So that traffic may enter and leave the site with the minimum of interference to the free and safe flow of traffic on the highway.

Dated 30th day of July 1981.

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

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- 4 The existing natural hedges on the north and west boundaries of the site shall be retained and thickened where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.
- 5 The details submitted in accordance with condition (1) hereof shall include:-
 - (a) a survey of the site including trees and hedges;
 - (b) parking and circulation facilities;
 - (c) refuse collection and general storage arrangements;
 - (d) boundary treatment.
- 6 The development hereby permitted shall not be occupied until the items as approved in accordance with condition 5 (a), (b), (c) and (d) hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
- 7 The east side of the access shall be a minimum distance of 6 m. from the flank boundary.
- 8 The access shall be a minimum of 4.8 m. wide.
- 9 The front boundary, be it fence, wall or hedge, shall not exceed 1 m. in height above carriageway level.
- 10 A sight line of 2.4 m. x 45 m. shall be provided to the west within which there shall be no obstruction to visibility above a height of 1 m. above carriageway level.

Dated 30th day of July, 1981.

Signed

Chris Barnard

Designation Chief Planning Officer.