

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0788/90

Other

Ref. No.

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

Dacorum

To Berkhamsted Golf Club
The Common
Berkhamsted
Herts

Rickaby Thompson Associates
27, Castle Street
Berkhamsted
Herts
HP4 2DW

SINGLE AND TWO STOREY EXTENSIONS, ASSOCIATED
ALTERATIONS, ALTERATIONS TO EXISTING CAR PARK AND
FORMATION OF NEW PARKING AREA.
at BERKHAMSTED GOLF CLUB, THE COMMON, BERKHAMSTED

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 25 May 1990 and received with sufficient particulars on 25 May 1990 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 so approved.
- (3) 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.

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) In the interests of highway safety.
- (7) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (8) To maintain and enhance visual amenity.
- (9) To ensure that reasonable facilities are made available to record archaeological evidence.
- (10) In the interests of highway safety.
- (11) In the interests of highway safety.
- (12) The permission hereby granted is an alternative to and not in addition to the earlier permission.
- (13) For the avoidance of doubt.
- (14) In the interests of visual amenity.

Dated.....day of.....19.....

Signed.....

Designation

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.

4. 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.
5. 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. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
6. No work shall be started on site until detailed proposals for vehicle parking, including details of levels, surfacing and landscaping, (including existing trees and shrubs to be retained) shall have been submitted to and approved by the local planning authority.
7. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 6 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
8. No work shall be started on site until details of fencing and gates around the greenkeeper's yard shall have been submitted to and approved by the local planning authority and such fencing and gates as approved shall be provided within three months of the completion of the building works hereby permitted.
9. Advance notice of the start of site clearance and the excavation of groundworks shall be given to the Archaeology Section of Hertfordshire County Council and access allowed at all reasonable times to any persons nominated by that authority to observe the works and record any archaeological material that may be exposed.
10. The kerb radii of the access shall be 6 m.
11. The development shall not be brought into use until a properly consolidated and surfaced turning space for vehicles has been provided within the curtilage of the site.

4/0788/90 - CONDITIONS CONTINUED

12. The development hereby permitted shall not be carried out and this permission shall become of no effect if the permission granted on 19 December 1989 for part demolition of existing club house, erection of new club house and extension of car park at Berkhamsted Golf Club, The Common, Berkhamsted reference, 4/1543/89.
13. The permission hereby granted is an alternative to and not in addition to, either wholly or in part, the planning permission granted on 19 December 1989 and referred to in Condition 12 above. No part of any development referred to in that permission shall be carried out if any part of the development hereby permitted has been implemented.
14. No work shall be started on site until detailed proposals for the disposal and incineration of refuse shall have been submitted to and approved by the local planning authority. The development hereby permitted shall not be brought into use until the proposals as approved shall have been provided and they shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

SIGNED



DIRECTOR OF PLANNING

DATED

15 AUGUST 1990