

Town Planning

Ref. No. .... 4/0801/85 .....

Other

Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To

Mabey Construction Co. Ltd.,  
 Floral Mile,  
 Twyford,  
 Reading,  
 Berks. RG10 9SQ.

Messrs. Peacock and Smith,  
 40 Balcombe Street,  
 London NW1 6ND.

Convert house and surgery to four dwellings; construct  
 one dwelling; form access to classified road; use of  
 land as part of curtilage of dwelling; erect garages;  
 internal and external alterations including two storey  
 at extension  
 Bovington Lodge, Chipperfield Road, Bovington, 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 ..... 20th June 1985 ..... and received with sufficient particulars on ..... 26th June 1985 (amended 5th September 1985) ..... 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) No work shall be started on the development hereby permitted until a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development, shall have been submitted to and approved by the local planning authority.

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 ensure satisfactory appearance.
- (3) In the interests of the setting of the listed building and amenities of the locality.
- (4) In the interest of the setting of the listed building and amenities of the locality.
- (5) In the interests of highway safety.
- (6) In the interests of highway safety.
- (7) The creation of a further unit would conflict with 'Green Belt' policies applied in the locality.
- (8) To ensure satisfactory development and appearance of the scheme.

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

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.

- (4) All planting, seeding or turfing comprised in details of landscaping approved in accordance with Condition 3 hereof shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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.
- (5) None of the dwellings hereby permitted shall be occupied until:-
  - (a) the south-easternmost access from Chipperfield Road shall have been permanently closed to prevent vehicular access to and from the highway; and
  - (b) the central access from Chipperfield Road (serving the proposed unit 1 as shown on Drawing No. BA (Plan 4/0801/85)) shall have been improved as shown on that drawing and on Drawing No. 22A (Plan 4/0801/85).
- (6) None of units 1, 2 or 5 shall be occupied until the new access to Chipperfield Road shown on Drawing Nos. 1 and 3A (Plan 4/0801/85) shall have been provided together with the provision of visibility sight lines measuring 2.4 m x 70 m in each direction within which there shall be no obstruction more than 1 m above carriageway level. Any entrance gates shall be set back 10 m from the existing carriageway, shall open inwards into the site and shall have a minimum width of 5.5 m at the entrance and the access shall have kerb radii of a minimum of 6m.
- (7) The residential unit within Unit 1 shown on Drawing Nos. 5A and 7A (Plan 4/0801/85) as a "granny or staff flat" shall be occupied only by persons related to or employed by the occupants of the principal part of Unit 1 and shall not be used as a separate dwelling unit.
- (8) The development hereby permitted shall be carried out in accordance with the plans accompanying the application and no alteration or amendment shall be carried out without the prior written consent of the local planning authority.

Dated 30th January 1986

Signed Chris Barnard

Designation Chief Planning Officer