

Town Planning 4/0809/87

Ref. No. ....

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

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Fairview New Homes  
Fairview (Estates Housing) Ltd  
50 Lancaster Road  
Enfield

Irons Cobert & Styles  
29 The Green  
Winchmore Hill  
London

Erection of 42 flats, 9 houses, garages, car port,  
access road and car parking facilities

at Land at Hall Park Garage, London Road,  
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 29 May 1987 and received with sufficient particulars on 1 June 1987 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 for those 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.

(3) All planting, seeding and 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 during the construction of the development or 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, 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.

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 the safe economic, durable, attractive and proper development of this site.
- (5) To ensure the safe, economic, durable, attractive and proper development of this site.
- (6) To ensure proper drainage the site.
- (7) To ensure the safe, economic, durable, attractive and proper development of this site.
- (8) To ensure the adequate and satisfactory provision of bus stopping facilities.
- (9) In the interests of highway safety.
- (10) To ensure adequate and satisfactory provision of off-street parking facilities.
- (11) To ensure adequate steps are taken for the upkeep of open areas of land in the interests of the amenities of the future residents of the development.

Dated..... 30 ..... day of July ..... 19 87

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.

CONDITIONS (Continued)

4. With the exception of the service roads hatched black on drawing no CS85/1/B (Plan No 4/0809/87), the road and footways hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire". The kerb radii at the junction of the access road and London Road shall be 10.5 m and shall include a pram/wheelchair crossing.

(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.

5. The service roads shown hatched black on drawing No CS85/1/B (Plan NO 4/0809/87) shall be constructed in accordance with plans sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site).
6. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

(NOTE: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's Document "Sewers for Adoption - A Design and Construction Guide for Developers").

7. No dwellinghouse or flat shall be occupied until those parts of the roads, footways and sewers serving it and referred to in condition Nos 4, 5 and 6 hereof shall have been provided in accordance with the approved plans.
8. No development shall take place until full details of the works to re-site the bus lay-by shall have been submitted to and approved by the local planning authority and the access road hereby permitted shall not be brought into use until the bus lay-by and footway shown on the approved plans shall have been provided.
9. The development hereby permitted shall be not be occupied until the visibility sight lines shown on drawing No CS85/1/8 (4/0809/87) shall have been provided and there shall be no obstruction to visibility within these sight lines between 600 mm and 2.0 m above carriageway level.
10. No dwelling or flat hereby permitted shall be occupied until space has been laid out within the site in accordance with the approved plan drawing no CS85/1/B (Plan No 4/0807/87) for the parking of 84 cars and that space shall not be used thereafter for any purpose other than the parking of vehicles.
11. No work shall be started on the development hereby permitted until full details of a scheme for maintenance and management of land forming any area of open space, landscaping or amenity greens or other similar land not forming part of the residential curtilage of a dwellinghouse shall have been submitted to and approved by the local planning authority and all such land shall be shown and clearly designated as such land on the details submitted in accordance with condition 2 hereof.

Dated 30 day of July 1987

Signed .....  
Designation CHIEF PLANNING OFFICER .....

## CONDITIONS (Continued)

12. No dwelling or flat hereby permitted shall be occupied until refuse collection facilities and boundary fencing/walling/hedging shown on drawing no CS85/1/B (Plan No 4/0807/87) shall have been provided.
13. No dwelling or flat hereby permitted shall be occupied until the scheme for protecting the proposed dwellings and flats from noise from London Road referred to in the submitted document "Assessment of the Acoustic Impact of the A.41 Road Upon a Proposed Residential Development at Hall Park Garage, Berkhamsted", (as received by Dacorum Borough Council on 27th day of July 1987) and shown on drawings entitled "Acoustic Ventilation Systems: Performance and Technical Data - Alpine Horizontal Sliding Interior Window" and drawings (31).44.1 CS85/1/B, CS85/2/A and CS85/3/C (Plan 4/0809/87) or such other scheme as may be approved in writing with the local planning authority shall have been carried out.
14. The external facing materials for the buildings hereby permitted shall comprise those set out on Drawing No CS85/1/B (Plan No 4/0809/87) unless other materials shall have been approved in writing by the local planning authority.

## REASONS (Continued)

12. To ensure proper development of the site in the interests of the residents.
13. To ensure an adequate standard of sound attenuation.
14. To ensure satisfactory appearance.

Dated 30 day of July 1987

Signed .....



Designation. CHIEF PLANNING OFFICER

Town Planning 4/0809/87  
Ref. No. ....

Other  
Ref. No. ....

# **TOWN & COUNTRY PLANNING ACTS, 1971 and 1972**

**THE DISTRICT COUNCIL OF**  
**IN THE COUNTY OF HERTFORD**

**DACORUM**

**To** Fairview New Homes  
Fairview (Estates Housing) Ltd  
50 Lancaster Road  
Enfield  
Irons Cobert & Styles  
29 The Green  
Winchmore Hill  
London

Erection of 42 flats, 9 houses, garages, car port,  
access road and car parking facilities.

at Land at Hall Park Garage, London Road,  
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 29 May 1987 and received with sufficient particulars on 1 June 1987 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 for those 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.

(3) All planting, seeding and 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 during the construction of the development or 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, 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.

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 the safe economic, durable, attractive and proper development of this site.
- (5) To ensure the safe, economic, durable, attractive and proper development of this site.
- (6) To ensure proper drainage the site.
- (7) To ensure the safe, economic, durable, attractive and proper development of this site.
- (8) To ensure the adequate and satisfactory provision of bus stopping facilities.
- (9) In the interests of highway safety.
- (10) To ensure adequate and satisfactory provision of off-street parking facilities.
- (11) To ensure adequate steps are taken for the upkeep of open areas of land in the interests of the amenities of the future residents of the development.

Dated..... 30 ..... day of..... July ..... 19..... 87 .....

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.

CONDITIONS (Continued)

4. With the exception of the service roads hatched black on drawing no CS85/1/B (Plan No 4/0809/87), the road and footways hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire". The kerb radii at the junction of the access road and London Road shall be 10.5 m and shall include a pram/wheelchair crossing. *\*k cedric*

(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.

- ✓ 5. The service roads shown hatched black on drawing No CS85/1/B (Plan NO 4/0809/87) shall be constructed in accordance with plans sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site).
- ✓ 6. Before development is commenced, full details of the design, layout and construction of all sewers which are to be offered for adoption as public sewers shall be submitted to and approved by the local planning authority.

(NOTE: The sewers offered for adoption should conform in all respects to the specification set out in the Water Authority's Document "Sewers for Adoption - A Design and Construction Guide for Developers").

7. No dwellinghouse or flat shall be occupied until those parts of the roads, footways and sewers serving it and referred to in condition Nos 4, 5 and 6 hereof shall have been provided in accordance with the approved plans.

- ✓ 8. No development shall take place until full details of the works to re-site the bus lay-by shall have been submitted to and approved by the local planning authority and the access road hereby permitted shall not be brought into use until the bus lay-by and footway shown on the approved plans shall have been provided.

- best of our knowledge*  
9. The development hereby permitted shall be not be occupied until the visibility sight lines shown on drawing No CS85/1/8 (4/0809/87) shall have been provided and there shall be no obstruction to visibility within these sight lines between 600 mm and 2.0 m above carriageway level. *Art cedric*

- Not yet complete*  
10. No dwelling or flat hereby permitted shall be occupied until space has been laid out within the site in accordance with the approved plan drawing no CS85/1/B (Plan No 4/0807/87) for the parking of 84 cars and that space shall not be used thereafter for any purpose other than the parking of vehicles.

- ✓ 11. No work shall be started on the development hereby permitted until full details of a scheme for maintenance and management of land forming any area of open space, landscaping or amenity greens or other similar land not forming part of the residential curtilage of a dwellinghouse shall have been submitted to and approved by the local planning authority and all such land shall be shown and clearly designated as such land on the details submitted in accordance with condition 2 hereof. *X*

Dated 30 day of July 1987

Signed .....

Designation CHIEF PLANNING OFFICER .....

## CONDITIONS (Continued)

12. No dwelling or flat hereby permitted shall be occupied until refuse collection facilities and boundary fencing/walling/hedging shown on drawing no CS85/1/B (Plan No 4/0807/87) shall have been provided.
13. No dwelling or flat hereby permitted shall be occupied until the scheme for protecting the proposed dwellings and flats from noise from London Road referred to in the submitted document "Assessment of the Acoustic Impact of the A.41 Road Upon a Proposed Residential Development at Hall Park Garage, Berkhamsted", (as received by Dacorum Borough Council on 27th day of July 1987) and shown on drawings entitled "Acoustic Ventilation Systems: Performance and Technical Data - Alpine Horizontal Sliding Interior Window" and drawings (31).44.1 CS85/1/B, CS85/2/A and CS85/3/C (Plan 4/0809/87) or such other scheme as may be approved in writing with the local planning authority shall have been carried out.
14. The external facing materials for the buildings hereby permitted shall comprise those set out on Drawing No CS85/1/B (Plan No 4/0809/87) unless other materials shall have been approved in writing by the local planning authority.

## REASONS (Continued)

12. To ensure proper development of the site in the interests of the residents.
13. To ensure an adequate standard of sound attenuation.
14. To ensure satisfactory appearance.

Dated 30 day of July 1987

Signed .....

Designation. CHIEF PLANNING OFFICER



LA

TOWN &amp; COUNTRY PLANNING ACT 1971



## DACORUM BOROUGH COUNCIL

To:

Iron Cobert & Styles  
29 The Green  
Winchmore Hill  
London  
N21 1HS

Details of landscaping, 42 houses, 9 flats and access  
road.  
Adj Hall Park Garage  
London Road  
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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0809/87

granted on 30 July 1987 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 16 September 1988

Dated 14th day of February 19 89

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

100-100000-100000  
 100-100000-100000  
 100-100000-100000  
 100-100000-100000

הנהגתו של המושל, אשר לא ידע להעביר את המעורבות  
הממשלתית למסגרת של חוקים, אלא להעבירה למסגרת של  
החלטות ממשלתיות, אשר הן חלק מהמערכת המשפטית,  
אשר הן חלק מהמערכת המשפטית, אשר הן חלק מהמערכת המשפטית.

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 gives approval to the details which were reserved for subsequent approval in planning permission no. 68/135/1.

granted on 12.1.87 at the above-mentioned location in accordance with the details submitted by you, with your application dated 15.11.87 and subject to the conditions herein set out.

Dated 2007 day of April 19 2007

Signed 

Designation Chief Planning Officer

PL.70

Subject to compliance with the following conditions:

This approval shall not extend to the car parking layout,  
car-ports and sub-station shown on drawing nos.FNH49/28.3,  
FNH49/13A and FNH49/21.1C

Reason:-

For the avoidance of doubt.

AJP

Town Planning  
Ref. No. .... 4/1899/87 .....

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

Other  
Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To Fairview New Homes  
50 Lancaster Road  
Enfield  
Middlesex

Irons Cobert & Styles  
29 The Green  
Winchmore Hill  
London N21 1HS

..... Electricity Sub. Station and variation of car park ...  
..... layout from that approved under 4/0809/87 .....  
at .... Hall Park Garage, London Road, 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 ..... 10 December 1987 .....  
and received with sufficient particulars on ..... 14 December 1987 .....  
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.
- (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 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, 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) No dwelling or flat permitted by virtue of the planning permission dated 30 July 1987 (ref 4/0809/87) (re-erection of 42 flats, garages, car port, access road and car parking facilities) shall be occupied until space has been laid out within the site in accordance with the approved plan drawing no. CS85/1/D (Plan No 4/1899/87) for the parking of 84 cars and that space shall not be used thereafter for any purpose other than the parking of vehicles.

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 adequate and satisfactory provision of off-street parking facilities.

Dated.....17.....day of.....May.....19. 88.....

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.