

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

Other

Ref. No. ....

DACORUM

THE DISTRICT COUNCIL OF .....  
 IN THE COUNTY OF HERTFORD

To Orchard Properties Ltd  
 168 Bedford Road  
 Kempston  
 Beds  
 MK42 8BH

Lardi Cox & Partners  
 1 The Old School House  
 George Street  
 Hemel Hempstead  
 Herts

Details of siting, design, external appearance and means of access pursuant to 4/0073/88 at 21-23 St Johns Road, Hemel Hempstead, 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 give approval to the details which were reserved for subsequent approval in outline planning permission no. ... 4/0073/88 ..... granted on .... 25 May 1988 ..... at the above-mentioned location in accordance with the following drawings submitted by you: 1012 08B, 1012 09, 1012 10, 1012 11

Subject to compliance with the following conditions:--

Prior to the occupation of the flats hereby permitted, the existing brick boundary wall on the southern boundary of the application site shall be reinstated.

The development hereby permitted shall be constructed of Clayden Red bricks or of such materials as may be agreed in writing by the local planning authority.

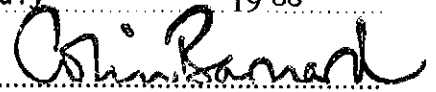
See overleaf

The reasons for the foregoing conditions are as follows:—

1. To ensure that the privacy enjoyed by the occupants of adjoining residential properties is adequately maintained and to comply with condition (5) of planning permission 710/70D.
2. To ensure a satisfactory appearance.

Dated ..... 20 ..... day of July ..... 19 88

Signed.....



Designation CHIEF PLANNING OFFICER<sup>o</sup>

---

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

DATED

25th May

1988

DACORUM BOROUGH COUNCIL

and

PHILIP ARTHUR JOHN EARLE

**C O U N T E R P A R T  
A G R E E M E N T**

under S.52 of the Town and  
Country Planning Act 1971  
and S.33 of the Local Government  
(Miscellaneous Provisions) Act 1982  
in respect of 21-23 St John's Road  
Hemel Hempstead Hertfordshire

Keith Hunt  
Borough Secretary  
Dacorum Borough Council  
Civic Centre  
Marlowes  
Hemel Hempstead  
Hertfordshire  
HP1 1HH

FILE REF: AMW/TM/S.52/32/126/108/BS6/3.88

THIS AGREEMENT is made the *twenty fifth*  
day of *May* One thousand nine hundred and eighty-eight  
BETWEEN DACORUM BOROUGH COUNCIL of Civic Centre Marlowes  
Hemel Hempstead Hertfordshire HP1 1HH ("the Council") of the first  
part and PHILIP ARTHUR JOHN EARLE of 196 St John's Road Hemel  
Hempstead Hertfordshire ("the Owner") of the other part

WHEREAS:-

- (1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 for the Borough of Dacorum and a Principal Council within the meaning of S.33 of the Local Government (Miscellaneous Provisions) Act 1982
- (2) The Owner is the owner in unencumbered fee simple of 21 and 23 St John's Road Hemel Hempstead Hertfordshire ("the Land") shown edged red on the attached plan numbered 1
- (3) The Owner has made an application for planning permission under reference no 4/0073/88 for erection of two elderly persons' flats and conversion of house to two dwellings on the land

NOW THIS DEED WITNESSETH as follows:-

1. This Agreement and the Covenants herein contained are expressly made pursuant to S.52 of the Town and Country Planning Act 1971 and S.33 of the Local Government (Miscellaneous Provisions) Act 1982
2. In consideration of the Covenants by the Owner hereinafter contained the Council hereby covenants with the Owner that the Council will forthwith grant planning permission in respect of the application subject to the conditions set out in the Schedule hereto

3. The Owner hereby covenants with the Council

- (a) that the two elderly persons' flats hereby permitted (to be built on the area of the Land shown hatched blue on the attached plan numbered 2) shall not be occupied other than by at least one person who shall be aged 60 or over ("the Qualifying Person") provided however that if the Qualifying Person shall die or become incapable of residing at the flat any other person who resided at the flat with the Qualifying Person may remain in occupation and provided neither flat shall be occupied by anyone who is not aged 55 or over
- (b) that he will pay the reasonable legal costs incurred by the Council in the preparation of this Agreement

4. This Agreement shall be registered as a Local Land Charge

SCHEDULE

- 1. The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting design landscaping and external appearance of the building(s) and means of access thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State
- 2. 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 three years commencing on the date of this notice and the development to which this permission relates shall be begun not later than whichever is the later of the following dates:-
  - (i) the expiration of a period of five years commencing on the date of this notice
  - (ii) the expiration of a period of two 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 by the local planning authority or the  
Secretary of State

3. The development hereby permitted shall not be occupied until the arrangements for vehicle parking shown on plan 4/0073/88 shall have been provided and they shall not be used thereafter otherwise than for the purposes approved

I N W I T N E S S whereof the parties hereto have set their  
respective Common Seal and Hand the day and year first before written

SIGNED SEALED and  
DELIVERED by the said  
PHILIP ARTHUR JOHN EARLE  
in the presence of:-

} *P. Earle*



Witness: *W. J. Harrison.*

Address: *19, Alexandra Rd  
Hemel Hempstead.*

Occupation: *Legal Executive.*