

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0817/89

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Dr. J. Evans
The Orchard
Cross Oak Road
Berkhamsted
Herts.

Capener Cross Partnership
Salter House
Cherry Bounce
Hemel Hempstead
Herts.

..... Dwelling house and garage to existing house

at The Orchard, Cross Oak Road, Berkhamsted, 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 26 April 1989
and received with sufficient particulars on 5 May 1989
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.

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 a satisfactory appearance.
- (3) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (4) To minimise damage to the root system of the preserved cedar tree during constructional work and to safeguard its future health.
- (5) To maintain and enhance visual amenity.
- (6) To maintain and enhance visual amenity.
- (7) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities and for the avoidance of doubt.
- (8) In the interests of highways safety.
- (9) In the interests of highways safety.
- (10) In the interests of the residential amenity of the neighbouring properties.

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.

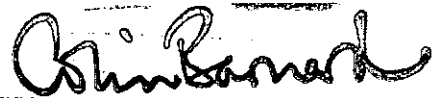
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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- (3) Notwithstanding the provisions of the General Development Order 1988 there shall be no extension or alteration to the external appearance of the dwellinghouse hereby permitted without express written permission of the local planning authority.
- (4) Excavations of the driveway in the vicinity of the preserved cedar tree located within the former grounds of 'Mingala' shall be hand dug and special care shall be taken to bridge the roots of this tree which measure greater than 6 cm in diameter.
- (5) The existing trees located on the north-western boundary of the site adjoining Gilbert Way shall be retained and adequately protected to the satisfaction of the local planning authority for the duration of development and shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.
- (6) The existing boundary hedges shall be protected during the period of construction and such parts of the hedges as become damaged shall be replaced within the planting season following completion of development.
- (7) Before the development is commenced elevational details of the detached double garage referred to on Drawing No. 8817/L09/A shall be submitted to and approved by the local planning authority and provided prior to the occupation of the development hereby permitted unless alternative parking arrangements have been approved to serve the existing dwellinghouse.
- (8) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.
- (9) Sight lines shall be provided in accordance with the details shown on Drawing No. 8817/L09/A.
- (10) The windows on the upper levels of the NE and NW elevations shall be permanently fitted with obscured glass.

Dated 26 July 1989

Signed



Designation Chief Planning Officer