

Town Planning

Ref. No. 4/0825/88

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Holywell Property Ltd.
13 Alexandra Road
Hemel Hempstead
Herts.

..... Change of use from shop to office and erection
..... of four dwellings

at 125 High Street, 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 undated and received with sufficient particulars on 6 May 1988 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 bricks and tiles 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) The office and four detached dwellinghouses hereby permitted shall not be occupied until the parking spaces coloured green, brown and purple shown on Drawing No. CT/5096/3E respectively shall have been provided and these spaces shall not be used thereafter for any purpose other than the parking of vehicles.

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 the satisfactory appearance of the development within Berkhamsted Conservation Area.
- (3) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To specifically define the parking spaces associated with the four dwellinghouses in order to ensure the adequate and satisfactory provision of vehicle parking facilities, relating to these residential properties at all times.
- (6) To specifically define the parking spaces associated with the existing flat in order to ensure the adequate and satisfactory provision of vehicle parking facilities relating to this property at all times.
- (7) To define the parking areas and the turning areas on the site in order to ensure the adequate and satisfactory provision of vehicle parking facilities.
- (8) In the interests of the residential amenity of the existing flat.

Cont.

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) The office and four detached dwellinghouses hereby permitted shall not be occupied until the area coloured orange/yellow on Drawing No. CT/5096/3E shall have been drained and surfaced and that area shall not thereafter be used for any purpose other than the turning of vehicles.
- (5) The parking spaces coloured green on Drawing No. CT/5096/3E shall be surfaced in an alternative material to the adjoining office parking spaces coloured purple and the turning area, and thereafter shall not be used other than for the parking of vehicles associated with the dwellings hereby permitted.
- (6) The two parking spaces coloured brown on Drawing No. CT/5096/3E shall be surfaced in an alternative material to the adjoining office parking spaces and turning area and thereafter shall not be used other than for the parking of vehicles associated with the existing flat.
- (7) Before the development hereby permitted is commenced, details of the surfacing of all the parking spaces, turning area and access shown on Drawing No. CT/5096/3E shall be submitted to and approved by the local planning authority.
- (8) The 2000 mm high brick wall surrounding the flat garden shown on Drawing No. CT/5096/3E shall be provided prior to the occupation of the offices and four detached dwellinghouses hereby permitted and shall be maintained at all times thereafter.
- (9) Before the development hereby permitted is commenced, details shall be submitted and approved by the local planning of the boundary treatment to the common boundaries with Nos. 121 and 127 High Street, and the approved details shall be implemented prior to the occupation of the four dwellinghouses and offices hereby permitted.
- (10) Before the development hereby permitted is commenced, details shall be submitted and approved by the local planning authority of the boundary treatment to common boundaries between dwellinghouses Nos. 1 to 4 inclusively on Drawing No. CT/5096/3E, and the approved details shall be provided prior to the occupation of the respective units and thereafter maintained at all times.
- (11) The planting of the evergreen hedges shown on Drawing Number CT/5096/3E shall be carried out in the first planting season following the occupation of the offices and/or the four dwellinghouses and if either of the hedges within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of a 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.

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- (12) Details of the species and size of the evergreen hedges referred to in Condition 11 shall be submitted to and approved by the local planning authority prior to the occupation of the offices and/or the dwellinghouses hereby permitted.
- (13) The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds.
- (14) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1987 (or applied by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas, etc.) Special Development Orders 1985 - 1986 (or any Order revoking and re-enacting those Orders) there shall be no development within the curtilages of the dwellinghouses hereby permitted within Classes I.1 and I.2A of the said Orders.

Dated: 28 November 1988

Signed 

Designation Chief Planning Officer

The reasons continued

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- (9) In the interests of residential amenity and to define the boundaries of the site with adjoining development.
- (10) In the interests of residential amenity.
- (11) In the interests of the visual amenity of the site which is located in Berkhamsted Conservation Area.
- (12) In the interests of the visual amenity of the site which is located in Berkhamsted Conservation Area.
- (13) To ensure that reasonable facilities are made available to record archaeological evidence.
- (14) In order that the local planning authority may retain control over further development bearing in mind the limited size of the residential curtilages and the development's setting in a Conservation Area.