

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

Town Planning  
Ref. No. ....4/0834/90.....  
  
Other  
Ref. No. ....

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To St Albans Diocesan Board of Finance  
41 Holywell Hill  
St Albans  
Herts

Mr D N Sutcliffe  
33 Lemsford Village  
Welwyn Garden City  
Herts

Eight 1. bedroom dwellings. (Outline).....

at St. John's School, St. John's Road, Hemel Hempstead.....

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1977, as amended, the development proposed by you in your outline application dated ..... 5 June 1990 ..... and received with sufficient particulars on ..... 6 June 1990 ..... and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced, or in default of agreement by the Secretary of State.
- 2 (a) 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 .3. years commencing on the date of this notice.  
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-  
(i) the expiration of a period of .5 years, commencing on the date of this notice.  
(ii) the expiration of a period of .9. 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. Details submitted in accordance with condition 1 hereof shall include:
  - (a) A survey of the site, and cross-sections north-south and east-west showing the relationship of the development with surrounding buildings.
  - (b) Garaging, parking, circulation, loading and unloading facilities.
  - (c) Refuse collection and general storage arrangements.
  - (d) Boundary treatment.
  - (e) Construction of drains and sewers.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure a satisfactory development.
4. To ensure a satisfactory development.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. To maintain and enhance visual amenity.

xxxxxx

xxxxx

xx

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

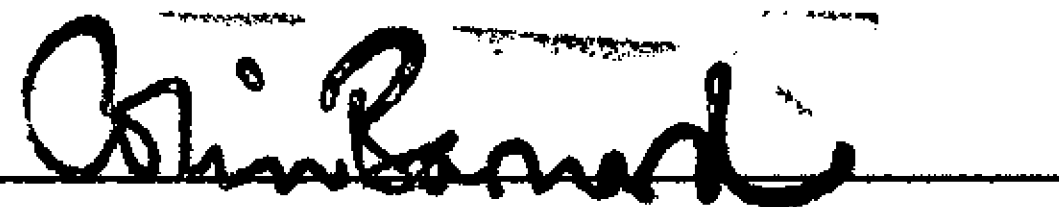
(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

Ref. No. 4/0834/90 continued

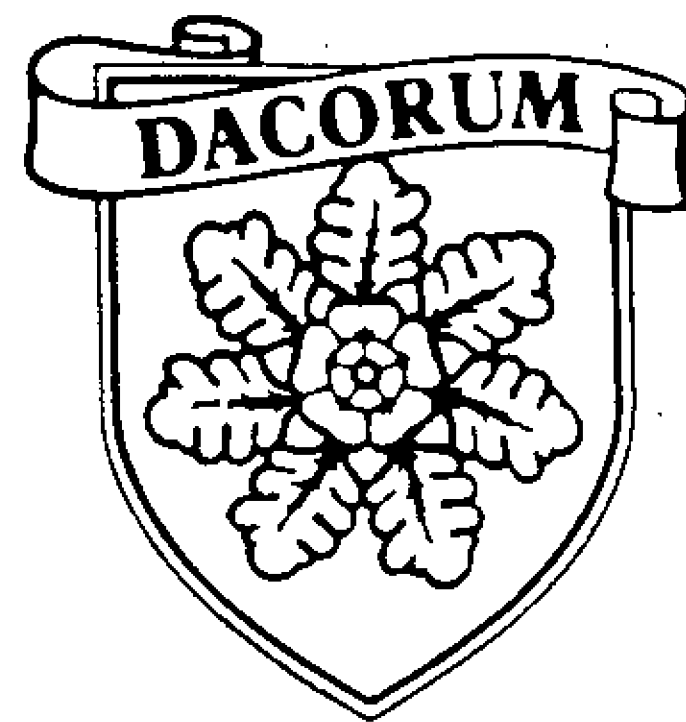
4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3 hereof shall have been provided.
5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
6. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 5 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
7. 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 5 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.

Dated Fifteenth day of August 1990

Signed



DIRECTOR OF PLANNING



TOWN AND COUNTRY PLANNING ACT 1990

*DACORUM BOROUGH COUNCIL*

Application Ref. No. 4/0715/93

Rumball Sedgwick  
58 St. Peter's Street  
St. Albans  
Herts  
AL1 3HG

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

St. John's Hall, St. John's Road, Hemel Hempstead, Herts

14 DWELLINGS (RENEWAL)

Your application for *outline planning permission* dated 12.05.1993 and received on 24.05.1993 has been *GRANTED*, subject to any conditions set out on the attached sheet(s).

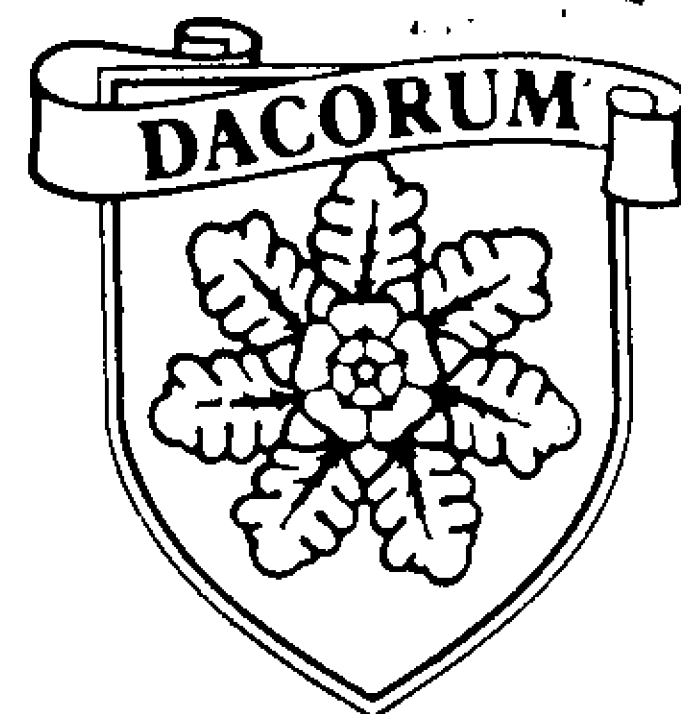
Director of Planning.

Date of Decision: 09.07.1993

(encs. - Conditions and Notes).

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0715/93

Date of Decision: 09.07.1993



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 buildings which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Reason: To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-85.

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.

Reason: To comply with the provisions of s.92 of the Town and Country Planning Act 1990.

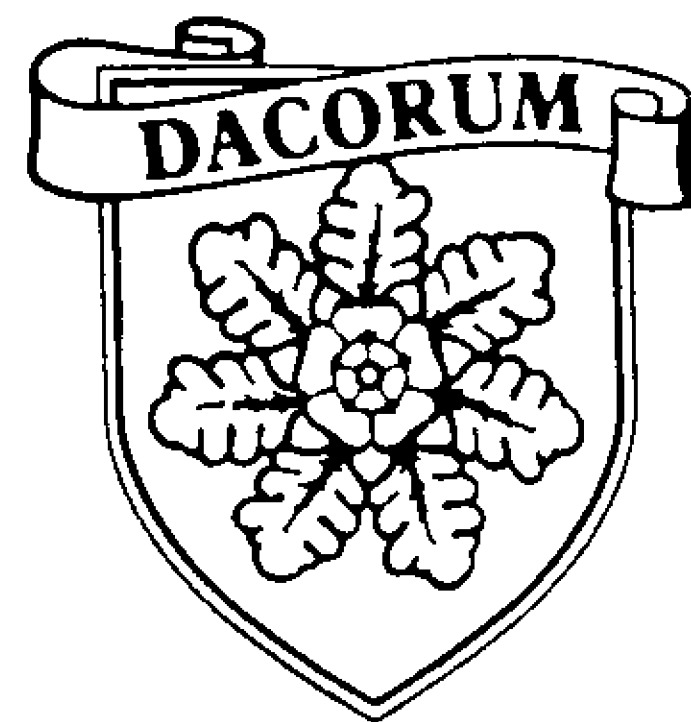
3. Details submitted in accordance with condition 1 hereof shall include:
  - (a) A survey of the site, and cross-sections north-south and east-west, showing the relationship of the development with surrounding buildings.
  - (b) Garaging, parking, circulation, loading and unloading facilities.
  - (c) Refuse collection and general storage arrangements.
  - (d) Boundary treatment.
  - (e) Construction of drains and sewers.

Reason: To ensure a satisfactory development.

/Continued...

CONDITIONS APPLICABLE  
TO APPLICATION: 4/0715/93

Date of Decision: 09.07.1993



4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3 hereof shall have been provided.

Reason: To ensure a satisfactory development.

5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

6. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 5 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

7. 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 5 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.

Reason: To maintain and enhance visual amenity.

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

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To St Albans Diocesan Board of Finance  
41 Holywell Hill  
St Albans  
Herts

Mr D N Sutcliffe  
33 Lemsford Village  
Welwyn Garden City  
Herts

Twelve 1 bedroom and two 2 bedroom dwellings (Outline) .....

at .... St. John's School and St. John's Hall, St. John's Road ...

..... Hemel Hempstead .....

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1972, as amended, the development proposed by you in your outline application dated ..... 5 June 1990 ..... and received with sufficient particulars on ..... 6 June 1990 ..... and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, ~~layout~~, design, landscaping and external appearance of the building(s) and the means of access thereto which shall have been approved by the local planning authority, before any ~~development is commenced~~ or in default of agreement by the Secretary of State. XXXXXXXX
- 2 (a) 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 3 years commencing on the date of this notice.  
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-  
(i) the expiration of a period of 5 years, commencing on the date of this notice.  
(ii) the expiration of a period of 2 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
3. Details submitted in accordance with condition 1 hereof shall include:
  - (a) A survey of the site, and cross-sections north-south and east-west showing the relationship of the development with surrounding buildings.
  - (b) Garaging, parking, circulation, loading and unloading facilities.
  - (c) Refuse collection and general storage arrangements.
  - (d) Boundary treatment.
  - (e) Construction of drains and sewers.

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1973, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure a satisfactory development.
4. To ensure a satisfactory development.
5. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
6. To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
7. To maintain and enhance visual amenity.

XXXXXX .....

XXXXX .....

XX .....

Signed XXX .....

Designated XXX .....

---

#### 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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.



Ref. No. 4/0835/90 continued

4. The development hereby permitted shall not be occupied until the items as approved in accordance with condition 3 hereof shall have been provided.
5. Details submitted in accordance with condition 1 of this permission shall include detailed proposals for vehicle parking within the site in accordance with standards adopted by the local planning authority.
6. The development hereby permitted shall not be occupied until parking arrangements approved in accordance with condition 5 hereof shall have been provided and they shall not be used thereafter for any purpose other than the parking of vehicles.
7. 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 5 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.

Dated Fifteenth day of August 1990

Signed



DIRECTOR OF PLANNING

4/0835/90

CERTIFICATE UNDER SECTION 27

6 JUN 1990

Certificate A

I certify that at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

Signed .....

\*On behalf of .....

Date .....

Certificate B

I certify that I have/the applicant has\* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name

Trustees of  
St. John's Hall

Address at which  
notice was served

c/o Rev. Canon Freeman,  
St. John's Vicarage,  
10 Charles Street,  
Hemel Hempstead,  
HPI 1JH

Date on which

notice was served

5.6.90

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL	
1	2
3	4
- 4 JUN 1990	
Holdings Certificate	
Receiver	
Comments	Whichever is appropriate of the following alternatives must form part of Certificate A or B. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

Signed .....

\*On behalf of St. Albans Diocesan Board of Finance

Date 5th June 1990

either . None of the land to which the application relates is, or is part of, an agricultural holding.

or . I have/the applicant has\* given the required notice to every person other than my/him/her\* self who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name

Address at which  
notice was served

Date on which  
notice was served

Signed .....

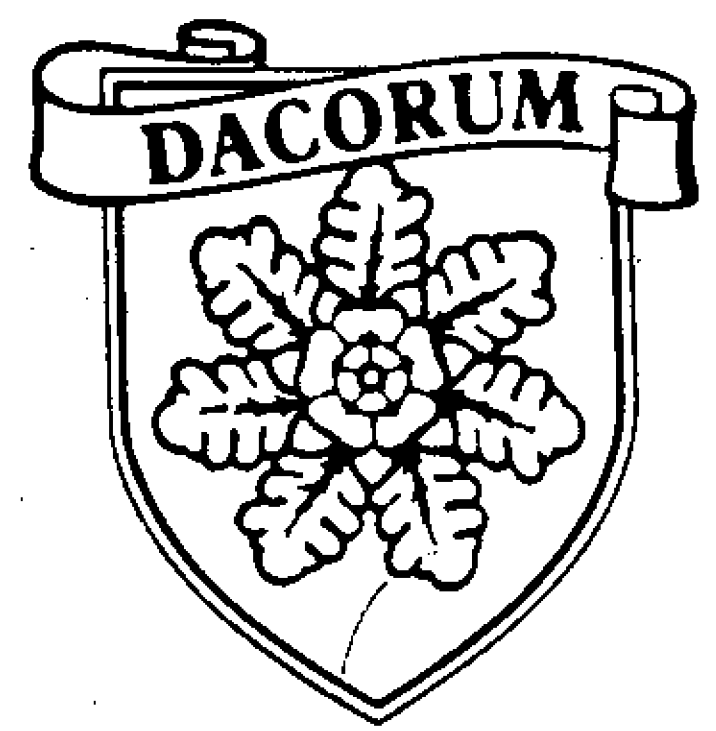
\*On behalf of St. Albans Diocesan Board of Finance

Date 5th June 1990

Notes

\* delete where inappropriate

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years



FOR INTERNAL COUNCIL USE ONLY DO NOT DESPATCH

COPIES FOR FILE AND HERTFORDSHIRE COUNTY COUNCIL ONLY.

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0716/93

Hilton International  
Chancel House  
Neasden Lane  
London  
NW10 2XE

Anthony Bowhill & Associates  
4 Leathermarket Street  
London  
SE1 3HN

DEVELOPMENT ADDRESS AND DESCRIPTION  
=====

Adj: Friars Wash, Watling Street, Flamstead

ERECTION OF 120 BED HOTEL (WITH CONFERENCE & LEISURE FACILITIES) SERVICE YARD  
CAR PARK & FORMATION OF ACCESS

This application for *full planning permission* dated 21.05.1993 and received on  
24.05.1993 was **WITHDRAWN** on 28.09.1993.

Director of Planning