

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning
Ref. No. 4/0849/85Other
Ref. No.THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Startrees Properties Ltd., Messrs. Stimpsons Cruickshank,
Sharrow Cottage, 'Rye House',
6 Darlington Road, 29 London Road,
BATH High Wycombe, Bucks.

..... Eight elderly persons flats - Outline

.....

at Land rear of 16/17 High Street, Tring, 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order 1977-81 the development proposed by you in your outline application dated 17th June 1985 and received with sufficient particulars on 28th June 1985 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.
- 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 The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on drawing no HW.181.80.8 shall have been provided and they shall be maintained and kept available for these purposes at all times thereafter.
- 4 The existing brick wall on the western southern and eastern boundaries of the site shall be retained at its full height except to the south of the vehicular access to the site where for a distance of nine metres it shall be reduced to a maximum of one metre in height above ground level.

Cont.

- 5 None of the trees on the site at the date of this permission shall be lopped or felled without the previous written consent of the Local Planning Authority and no works or construction involving the laying of any underground pipes or the digging of trenches shall take place within two metres of the trunk of any such tree unless the Local Planning Authority shall have agreed in writing thereto. Any trees referred to above which are removed without the consent of the Local Planning Authority or which die or become severely damaged or seriously diseased as a result of any unauthorised action shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.
- 6 The details submitted in accordance with Condition 1 hereof shall include the finished surface of the car parking area and access and these areas shall be completed in accordance with the details as so approved.

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 ~~5(1) 1971~~.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To ensure the proper use of the site and in the interests of road safety.
4. In the interests of visual amenity.
5. To maintain and enhance visual amenity.
6. In the interests of visual amenity.

Dated 24th day of March 1986

Signed..... *Chris Baines*
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 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.