

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/0863/84

Other

Ref. No.

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To  
Crest Homes PLC  
Church House  
Church Lane  
Kings Langley

..... Erection of 43 houses, 36 flats, estate road, .....  
..... parking access .....  
at ... Land at 92-116 Wood Lane End, 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 the development proposed by you in your application dated ..... 25th June 1984 .....  
and received with sufficient particulars on ..... 25th June 1984 (amended 17.9.84) .....  
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 until a comprehensive scheme of landscaping, including existing trees, for the site shall have been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (3) Facilities for archaeological excavation consistent with the proposed development and the right of regular access to the site before the construction of the proposed buildings for the making of archaeological records by persons authorised by the local planning authority shall be provided in accordance with a timetable and scheme agreed in writing with the local planning authority prior to commencement of any works on the site authorised by this permission.

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 maintain and enhance visual amenity.
- (3) To enable the local planning authority to maintain proper control over the development and avoid damage to this Scheduled Ancient Monument.
- (4) To ensure the proper and satisfactory layout and development of the site.
- (5) To ensure proper development of the site and in the interests of general amenity.
- (6) To ensure proper development and in the interests of highway safety.
- (7) As for reason 6
- (8) To ensure proper use of the site and avoid obstruction from adjacent highways.
- (9) To ensure proper development and future use of the site.
- (10) In the interests of visual amenity.
- (11) To ensure a satisfactory development.

Dated.....7th.....day of.....September.....19..84..

Signed.....

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 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.

CONDITIONS CONTINUED

- (4) The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any subsequent amendment thereto) and before any work is commenced on the development hereby permitted, full details of such road works shall be submitted to and approved by the Local Highway Authority.
- (5) The roads hereby permitted shall be laid out and substantially constructed to the reasonable satisfaction of the local planning authority with the exception of final surfacing before the remainder of the development hereby permitted is commenced and shall be suitable to provide clear and convenient access to the residential units when they are ready for occupation.
- (6) The access roadway hereby permitted shall include:
  - (a) at its junction with Wood Lane End sight lines 2.4 m x 70 m with minimum kerb radii of 10.5 m.
  - (b) at its junction with the western spur road and northern spur road; sight lines as hatched brown on plan 4/0863/84 (drawing no WT130/01b) within which there shall be no obstruction more than 600 mm above carriageway level.
- (7) None of the residential units hereby permitted shall be occupied until access roads, visibility sight lines and footways shown on plan 4/0863/84 (drawing no. WT130/01b) shall have been provided and the items as approved shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (8) The development hereby permitted shall not be occupied until vehicle parking arrangements shown on plan 4/0863/84 (drawing no WT130/01b) shall have been provided and they shall be maintained at all times thereafter.
- (9) The existing building in the south-western corner of the site at the date of this permission shall be demolished and materials removed within 56 days of the first rateable occupation of any of the residential units hereby permitted on plots 6-36 inclusive.
- (10) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained (including the southern boundary line of trees and hedge) to prevent damage during constructional works. Any tree(s) damaged shall be replaced with tree(s) of such size and species and in such position as shall be agreed with the local planning authority in the first planting season thereafter.
- (11) Before development is commenced, full details of a scheme for the management and maintenance of:
  - (a) the children's playspace shown coloured green and hatched red;
  - (b) the open space coloured green;
  - (c) the open areas coloured yellow;

shown on plan 4/0863/84 (drawing no WT13/01b) shall be submitted to and approved by the local planning authority.

CONDITIONS CONTINUED

- (12) Within 6 months of the first rateable occupation of any part of the development hereby permitted, the playspace referred to in condition (11) hereof shall have been laid out and made available for use as a play area and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (13) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection and preservation of the archaeological remains during the construction of the development hereby permitted.
- (14) None of the dwellings hereby permitted shall be occupied until the foul water pumping station shall have been provided and be ready for operation.
- (15) Notwithstanding the provision of the Town and Country Planning General Development Orders 1977-1983 (or any amendments thereto):-
  - (a) no gate, fence, wall, hedge or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse or flat and any adjacent road, footpath, footway, parking bay or driveway, except as shown on plan 4/0863/84 (drawing no WT130/01b);
  - (b) there shall be no extension or addition to any of the dwellinghouses hereby permitted and shown on plan 4/0863/84 (drawing no WT130/01b);

without the express written permission of the local planning authority.

- (16) The closeboarded fencing to the boundaries of existing dwellings fronting Wood Lane End shall comprise a minimum of 1.8 m in height.
- (17) The development hereby permitted shall be carried out in accordance with the "materials schedule" on plan 4/0863/84 (drawing no WT130/02)
- (18) The development hereby permitted shall comprise 54 one bedroom dwelling units and 25 two bedroom dwelling units as shown on plan 4/0863/84 (drawings nos WT130/03/001; WT130/04/001; WT130/05; WT130/06; WT130/07; WT130/08) and these dwelling units shall not be altered in any way to provide additional bedroom accommodation without the prior permission in writing of the local planning authority.

REASONS CONTINUED

- (12) To accord with the adopted policy of the Council and in the interests of the amenities of the locality.
- (13) As for reason 3
- (14) As for reason 5
- (15) Any extension or further enclosure to the proposal hereby permitted would result in over-development of these limited sites to the detriment of general and visual amenity.
- (16) As for reason 4

4/0683/84

REASONS CONTINUED

(17) As for reason 5.

(18) To ensure that adequate car parking facilities are available to serve the development.

Dated

7th

day of September

1984

Signed



Designation

CHIEF PLANNING OFFICER

- (1) See note +
- (2) See note L/S
- (3) Facilities for archaeological excavation consistent with the proposed development and the right of regular access to the site before the construction of the proposed buildings for the making of archaeological records by persons authorised by the local planning authority shall be provided in accordance with a timetable and scheme agreed in writing with the local planning authority prior to commencement of any works on the site authorised by this permission.
- (4) The roads hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any subsequent amendment thereto) and before any work is commenced on the development hereby permitted, full details of such road works shall be submitted to and approved by the Local Highway Authority.
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- (6) The access roadway hereby permitted shall include:
  - (a) at its junction with Wood Lane End sight lines 2.4m x 70m with minimum kerb radii of 10.5m
  - (b) at its junction with the western spur road and northern spur road; sight lines as hatched brown on plan 4/0863/84 (drawing no. WT130/01b) within which there shall be no obstruction more than 600mm above carriageway level.
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- shown on plan 4/0863/84 (drawing no. WT130/01b), shall be submitted to and approved by the local planning authority.
- (12) Within 6 months of the first rateable occupation of any part of the development hereby permitted, the playspace referred to in condition (11) hereof shall have been laid out and made available for use as a play area and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
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without the express written permission of the local planning authority.

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