

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF _____ DACORUM

IN THE COUNTY OF HERTFORD

To Mr and Mrs H Brown
c/o Ian H Leek FRICS
32 Jennings Field, Straight Bit,
Flackwell Heath, Bucks

Ian H Leek FRICS
32 Jennings Field, Straight Bit,
Flackwell Heath, Bucks

Three Dwellings (Outline).....
.....
.....
at 'The Grove House', 63 Grove Road and land at.....
57 and 59 Grove Park, Tring.....

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 16 June 1987 18 June 1987 and received with sufficient particulars on 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 landscaping details referred to in condition (1) hereof shall indicate the location of all trees, on the land together with the species, height, girth and spread of each one, together with details of number and species of proposed planting and location of all new trees, shrubs and hedgerows.

/Conditions continued on attached sheet..

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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, 1977, as amended.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance visual amenity..
4. To maintain and enhance visual amenity.
5. To maintain and enhance visual amenity.
6. To maintain and enhance visual amenity.
7. To enable service and other vehicles to enter and leave the site in forward gear in the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. In the interests of highway safety.
12. The site is within an area identified as an area of archaeological importance where it is possible that archaeological evidence may be encountered during groundworks for the proposed development.

Dated 28 day of August 19 87

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 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.

Conditions /Cont'd.....


4. 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 completion of the development, whichever is the sooner; any trees or plants which, during the construction of the development or within a period of five years from the completion of the development die, are removed or become severely 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.
5. During construction the retained trees should be protected at all times by chestnut paling fences 1.5 m high erected at the full extent of their canopies, or such lesser extent as might be approved by the local planning authority, the fencing to be removed only when the development hereby permitted (including pipelines and other underground works) have been completed.
6. The details to be submitted in accordance with condition (1) hereof shall include detailed drawings of all underground works and additional precautions to prevent damage to tree roots. The details should include the location extent and depth of all excavations for drainage and other services which are likely to affect retained trees or their roots and the development shall be carried out in accordance with the drawings as so approved.
7. The details referred to in condition (1) hereof shall include the provision of a turning head as specified in paragraph 2.4 and Table D of the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto), and no dwelling shall be occupied until such turning facilities have been laid out in accordance with the plan as approved.
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. The kerb radii of the access shall be 6 m.
10. The details referred to in condition (1) hereof shall include details of the junction between the proposed access road and Grove Road and no dwelling on the development hereby permitted shall be occupied until the junction has been constructed in accordance with the details as so approved.

/cont'd.....

Conditions /Cont'd....

11. Sight lines of 2.4 m x 35 m at the junction of the proposed access road and Grove Road shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2 m above carriageway level.
12. 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.

Dated 28 day of August 1987

Signed 

Designation CHIEF PLANNING OFFICER