

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Burygrove Developments
51 Chambersbury Lane
Hemel Hempstead

M H Seabrook
4 Bradbery
Maple Cross
Rickmansworth

.... Detached dwelling (Outline)

.....

at Adj. Nuricks, King Edward Street

.... 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 16.6.87 and received with sufficient particulars on 22.6.87 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 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.
- 4 The dwelling shall not be occupied until the existing vehicular access has been closed and the kerbs and footway reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- 5 A 2.4 m x 2.4 m visibility splay shall be provided each side of the access, measured from the edge of the accessway to the back of the footway, within which there shall be no obstruction to visibility between 600 mm and 2.0 m above the carriageway level.

cont'd./

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. For the reasons of highway safety.
4. To ensure the safety of highway users.

1957

1957

Chief Planning Officer

applicant wishes to appeal against the decision of this decision it will be given on request and a meeting

of the planning committee will be held to consider the appeal. The applicant should note that the decision of the planning committee is final and cannot be appealed against. The applicant should also note that the decision of the planning committee is subject to the provisions of the Town and Country Planning Act, 1971, and the Town and Country Planning General Development Order 1977, as amended.

the authority to refuse permission or approval for the proposed development to the Secretary of State for the Environment, in accordance with the provisions of the Town and Country Planning Act, 1971, and the Town and Country Planning General Development Order 1977, as amended. The applicant should note that the decision of the Secretary of State is final and cannot be appealed against.

the applicant should note that the decision of the planning committee is final and cannot be appealed against. The applicant should also note that the decision of the planning committee is subject to the provisions of the Town and Country Planning Act, 1971, and the Town and Country Planning General Development Order 1977, as amended.

the authority to refuse permission or approval for the proposed development to the Secretary of State for the Environment, in accordance with the provisions of the Town and Country Planning Act, 1971, and the Town and Country Planning General Development Order 1977, as amended. The applicant should note that the decision of the Secretary of State is final and cannot be appealed against.

CONDITIONS CONTINUED REGARDING PLANNING APPLICATION NO. 4/0926/87

- 6 The garage shall be set back a minimum of 5.5 m from the highway boundary.
- 7 Before the dwelling is first occupied a 1.8 m high close boarded fence shall be erected along the whole of the south-western boundary of the site.

Dated 11th day of August 1987

Signed



Designation CHIEF PLANNING OFFICER