

Town Planning
 Ref. No. 4/0930/90
 Other
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To Mr and Mrs G Sayers
 8 Whitby Road
 South Ruislip
 Middlesex

Mr J W Fox
 16 Eleanor Grove
 Ickenham
 Uxbridge UB10 8BH

Single storey front and side extensions
 and two storey rear extension.
 at 20 Chasden 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 the development proposed by you in your application dated 21.6.1990 and received with sufficient particulars on 25.6.1990 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 five years commencing on the date of this notice.
- (2) The materials used externally shall match both in colour and texture those on the existing building of which this development shall form a part.
- (3) No work shall be commenced upon any part of the two storey rear extension hereby permitted until all of the area coloured yellow on Drwg.No.CR/195 (Scale 1:200) is surfaced in accordance with a scheme to be submitted to and approved by the local planning authority.
- (4) No work shall be commenced upon any part of the two storey rear extension hereby permitted until a vehicular access has been provided fully in accordance with a scheme to be submitted to and approved by the local planning authority.
- (5) No work shall be commenced upon any part of the two storey rear extension hereby permitted until a fence or wall has been erected along the section of common boundary between Nos.18 and 20 Chasden Road coloured green on Drwg. No. CR/195 (Scale 1:200) in accordance with details submitted to and approved by the local planning authority.

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 ensure a satisfactory appearance.
- (3) In order to ensure that there are adequate off street parking facilities provided within the residential curtilage of No. 20 Chasden Road in accordance with the standards adopted by the local planning authority.
- (4) In order to ensure that a vehicular access is provided between the highway and the parking area which is referred to in Condition 3 in the interests of highway safety to ensure that the development is carried out with the Council's environmental guidelines.
- (5) In the interests of safeguarding the residential amenity of No. 18 Chasden Road.
- (6) In the interests of safeguarding the residential amenity of No. 18 Chasden Road and the street scene.
- (7) In the interests of safeguarding the privacy of No. 18 Chasden Road.

Dated _____ day of _____ 19__

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 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.

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- (6) The submission of details of boundary treatment referred to in Condition 5 shall include planting within the area coloured purple on Drwg. No. CR/195 (Scale 1:200).
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendment thereto, there shall be no alterations to the south eastern flank wall of the two storey rear extension hereby permitted without the express written permission of the local planning authority.

Dated Sixteenth day of August 1990

Signed.....

Designation Director of Planning