

Town Planning
Ref. No. 4/0953/85

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Roger Malcolm Limited
Malcolm House
Empire Way
Wembley

31 dwellings (amended layout)	Brief description and location of proposed development.
at Phase 2B Springwood Gardens, High Street,	
Northchurch	

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 9th July 1985

and received with sufficient particulars on 25th July 1985
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 on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials as so approved.
- (3) No work shall be started until a comprehensive scheme of landscaping for the site shall have been submitted to and approved by the local planning authority. This landscaping scheme shall be implemented in accordance with the approved details in the first planting season after the development hereby permitted is first occupied, and the planting shall be maintained thereafter to the reasonable satisfaction of the local planning authority.
- (4) Road 1 shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire" (Note: Full details of the road works proposed should be submitted to and approved by the local highway authority before any work is commenced on site).

- (5) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.

- (6) Unless the details to be approved under planning permission 4/0093/85 are implemented first, before the development hereby permitted is occupied a temporary turning head 4.25 m deep, 5 m wide and with 6 m radii shall be provided on the western side of Road 1 opposite the access to the car ports. This turning head shall be removed and the kerb line to Road 1 *

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 satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To ensure the proper and satisfactory layout and development of the site.
- (5) Any extension to the proposal hereby permitted would result in overdevelopment of this limited site to the detriment of general and visual amenity.
- (6) To ensure the proper and satisfactory layout and development of the site.

Dated 3rd September 1985

- * reinstated when this road is extended westwards in accordance with details to be approved under planning permission 4/0093/85.

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.