

Town Planning 4/0963/84

Ref. No. ....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. ....

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Joseph Driver (Building) Limited  
9 Akeman Street  
Tring

Melvin, Lansley & Mark  
The Archway  
105 High Street  
Berkhamsted

Eleven houses and six garages.

at Western Road/Chapel Street, 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 the development proposed by you in your application dated 13th July 1984 and received with sufficient particulars on 16th July 1984 (amended 3.9.84) 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) Adequate arrangements including fencing shall be made to the satisfaction of the local planning authority for the protection of the walnut tree adjacent to the southern boundary of the site, to prevent damage during constructional works.
- (3) 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 so approved.

Continued .....

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 afford adequate protection to the tree during construction.
- (3) To ensure satisfactory appearance.
- (4) To maintain and enhance visual amenity.
- (5),(6) To ensure proper development and in the interests of road safety.
- (7) To ensure proper development of the site and in the interest of general amenity.
- (8) To ensure the proper and satisfactory layout and development of the site.
- (9) To prevent inappropriate alterations which may prejudice the amenity of nearby residents.
- (10) To prevent overlooking of adjoining houses.

Dated.....18th.....day of.....October.....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.

- (4) 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.
- (5) The access shall include the provision of sight lines of 2.4 m x 35 m southwards and 2.4 m x 23 m northwards with minimum kerb radii of 4.5 m within which there shall be no obstruction more than 600 mm above carriageway level.
- (6) The development shall not be occupied until the sight lines referred to in condition 5 have been provided and they shall be so maintained thereafter.
- (7) The road shall be laid out and substantially constructed with the exception of final surfacing before the remainder of the development is commenced and in any event shall be suitable to provide clear and convenient access to the dwellings when they are ready for occupation.
- (8) The road shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.
- (9) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-83, no extension, or alterations shall be carried out, or additional windows inserted, without the prior express consent of the local planning authority.
- (10) The window in the north elevation of the dwelling on plot 8 shall be non-opening and shall be glazed with obscured glass, and shall be so maintained.