

Town Planning 4/0989/80
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To ~~Messrs~~ C. A. & J. Ridgway,
 Meadowside,
 Boswick Lane,
 Dudswell, Berkhamsted, Herts.

Porch, single storey rear extension and garage.

 at Meadowside,

 Boswick Lane, Dudswell.

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 23rd June 1980
 and received with sufficient particulars on 23rd June 1980
 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 constructed in the materials as so approved.

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.

Dated 14th day of July 1980

Signed.....

Designation Director of Technical
Services.

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.

The reasons for the foregoing conditions are as follows:—

- (1) In the interests of visual amenity.
- (2) To protect the hedge from damage by vehicles.
- (3) To ensure the proper establishment of the trees and the interests of visual amenity.
- (4) To protect the trees from damage by vehicles.

Dated 15th day of February, 1983

Signed...

[Signature]

Designation Chief Planning Officer

This is not a separate planning permission but must be read in conjunction with any conditions attached to the ~~main~~ planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

Landscaping scheme hereby approved shall be implemented strictly in accordance with the details shown on Plan 4/0920/82 in the first planting season following the date of this approval.

(2) A chestnut pale fence shall be erected on the car park side of the proposed double hedge fronting Old Watling Street, the fence to be situated no closer than 500 mm to the nearest row of hedging. The fence to be maintained until the hedge is well established and shall not be removed without the prior approval of the local Planning Authority.

(3) All trees shall be properly staked, and any trees dying within 5 years of this approval shall be replaced.

Continued ...