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TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning

Ref. No. 4/1025/90

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Mr S J Mallord
90 Great Elms Road
Hemel Hempstead
Herts

Mr E L Johnston
Tile Kiln Cottage
Tile Kiln Lane
Hemel Hempstead

Two storey side extension
at 90 Great Elms 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 16 July 1990 and received with sufficient particulars on 17 July 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 5 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) The two storey rear extension hereby permitted shall not be occupied until all the area coloured yellow on Drawing No. 10790/3 (Scale 1:500) shall have been surfaced in accordance with a scheme to be submitted to and approved by the local planning authority.
- (4) The two storey side extension shall not be occupied until the existing vehicular access shall have been widened in accordance with a scheme to be submitted to and approved by the local planning authority.

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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. 90 Great Elms Road.
- (4) In order to ensure that a vehicular access is provided between the highway parking area referred to in Condition 3 in the interests of highway safety, and 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. 88 Great Elms Road, Hemel Hempstead.
- (6) In the interests of the residential amenity of no. 92 Great Elms Road, Hemel Hempstead.
- (7) In the interests of the residential amenity of no. 92 Great Elms Road, Hemel Hempstead.
- (8) In the interests of safeguarding the residential amenity of no. 88 Great Elms Road, Hemel Hempstead.

Dated: xxxxxx

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Signed

xxxxxx

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.

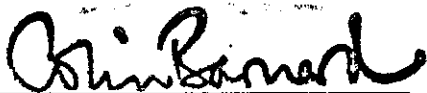
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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- (5) The two storey side extension hereby permitted shall not be occupied until a fence or wall shall have been erected along the section of common boundary between nos. 88 and 90 Great Elms Road coloured green on Drawing no. 1790/3 (Scale 1:500) in accordance with details submitted to and approved by the local planning authority.
- (6) The first floor windows serving the w.c. and landing of the extension hereby permitted shall be fitted permanently with obscure glass.
- (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 north eastern flank wall of the extension hereby permitted without the express written permission of the local planning authority.
- (8) There shall be no parking of vehicles within the area coloured orange on Drawing No. 10790/3.

Dated Tenth day of September 1990

Signed



DIRECTOR OF PLANNING