

Town Planning 4/1031/86
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Burlington Developments
 Friars Court
 Friarage Passage
 Aylesbury

Savage & Partners
 The Gatehouse
 1 Blucher Street
 Chesham
 Bucks

2 Two bedroom flats and 10 one bedroom flats and
 car parking

at 112-116 Wood Lane End, 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 1986 and received with sufficient particulars on 18 July 1986 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 development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping for the site.
- (3) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

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 landscape planting.
- (3) To ensure satisfactory landscape planting.
- (4) To ensure the protection and proper recording of archaeological remains.
- (5) To ensure the protection and proper recording of archaeological remains.
- (6) To ensure satisfactory parking.
- (7) To reduce potential overlooking of adjacent property.
- (8) To ensure maintenance of adequate space standards.

Dated.....4.....day of.....September.....19.86...

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.

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Conditions (/Cont'd....)

- (4) Facilities for archaeological excavation consistent with the proposed development and the right of regular access to the site before the construction of the proposed buildings for the making of archaeological records by persons authorised by the local planning authority shall be provided in accordance with a timetable and scheme agreed in writing with the local planning authority prior to commencement of any works on the site.
- (5) Adequate arrangements shall be made for the protection and presentation of archaeological remains during the construction of the development hereby permitted.
- (6) The development hereby permitted shall not be occupied until the vehicle parking arrangements shown on plan number 4/1031/86 (drawing number 877/1/3471) shall have been provided and they shall be maintained at all time thereafter.
- (7) a 1.8 m high close boarded fence shall be constructed and maintained along the whole of the northern boundary of the site (including the return boundary abutting the garden of number 112 Wood Lane End).
- (8) The car parking area shall comprise spaces measuring 4.8 m x 2.4 m and shall incorporate a central driveway of not less than 6 m in width. In addition, there shall be clearance of 0.5 m between the southern edge of the parking area and the southern boundary of the site.

Dated 4th day of September 1986

Signed

Designation CHIEF PLANNING OFFICER