

Town Planning

Ref. No. .... 4/1053/88 .....

Other

Ref. No. ....

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

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Charles Church Estates Ltd  
Charles Church House  
Knoll Road  
Camberley, Surrey

..... 17 elderly persons' dwellings, Manager's flat, .....  
..... Detached house and provision of vehicular access .....  
at ... Land adjoining "The Garden House", London Road, .....  
..... 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 .....  
and received with sufficient particulars on ..... 6.6.88 .....  
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 **FIVE** years commencing on the date of this notice.
- (2) The vehicular access shall include the provision at all times of sightlines of 4.5m by 90m within such there shall be no obstruction of more than 600mm above carriageway level with the exception of the existing telegraph poles and lamp post, as identified by green circles on Drawing No. 200:24:02.
- (3) The development hereby permitted shall not be occupied until the existing directional sign referred to as 'RS' and identified by a red circle on Drawing No. 200:24:02 is repositioned or altered in height, details of which shall be submitted to and approved by the local planning authority, and there shall be no variation thereafter.
- (4) The development hereby permitted shall not be occupied until the existing sign relating to 'Tring's 1000 Children' located to the west of the vehicular access shown on Drawing No. 898/11/K and between the listed wall and back of the public footpath, is removed and is repositioned, details of which shall be submitted to and approved by the local planning authority, and there shall be no variation thereto.

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) In the interests of highway safety and for the avoidance of doubt.
- (3) In the interests of highway safety and for the avoidance of doubt.
- (4) In the interests of highway safety and for the avoidance of doubt.
- (5) In the interests of preventing damage to the milestone which is of Grade II status in the DoE List of Buildings of Historic and Special Architectural Interest and for the avoidance of doubt.
- (6) In the interests of preventing damage to the milestone which is of Grade II status in the DoE List of Buildings of Historic and Special Architectural Interest.
- (7) To ensure the visual continuity between the existing Grade II listed wall and the entrance to the development at all times, as the wall by reason of its prominence, elongated, largely interrupted and continuous nature, contributes to the character of the London Road which forms a visually important approach to the Town Centre of Tring and its conservation.
- (8) In the interests of the overall appearance of the development.
- (9) In the interests of the overall appearance of the development, to define the boundaries between the units and adjoining garage blocks in the interests of residential amenity and to define boundaries with adjoining uses.

contd./...

Dated.....day.of.....19.....

Signed.....

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.

4/1053/88

Conditions (contd./...)

- (5) The Grade II listed milestone shall be removed from its current position and relocated to that shown on Drawing No. 898/11/K prior to the commencement of engineering operations relating to the provision of the vehicular access shown on the aforesaid drawing.
- (6) The relocated listed milestone referred to in Condition 5 shall be surrounded by protective fencing not exceeding 600mm in height which shall be installed prior to the commencement of engineering operations referred to in Condition 5 and until the occupation of the development hereby permitted.
- (7) Details of the boundary walls and fencing coloured yellow on Drawing No. 898/11/K shall be submitted to and approved by the local planning authority and fully completed prior to the occupation of the development hereby permitted and thereafter retained at all times.
- (8) No work shall be started on the development hereby permitted until details/samples of the materials to be used externally and the surfacing of the roadway, garage courts and parking bays shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in materials so approved.
- (9) Details of all boundary treatment shall be submitted to and approved by the local planning authority and fully completed prior to the occupation of the development hereby permitted.
- (10) The development hereby permitted shall not be occupied until the vehicular access, roadway, garage courts, accesses to the garage courts and the parking spaces shown on Drawing No. 898/11/K shall have been laid out and substantially constructed to the satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.
- (11) No development shall take place until there has been submitted and approved by the local planning authority a scheme for landscaping which indicate the details of the numbers and species of all new trees, shrubs and hedgerows and the existing trees to be retained together with measures for their protection to prevent damage during constructional works. Any existing trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (12) All planting 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 dwellings, and any trees or plants which die within a period of five years from the completion of the development are removed, or become seriously damaged or

contd./...

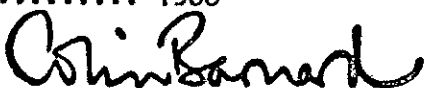
4/1053/88

Conditions (contd./...)

diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

- (13) Notwithstanding the provisions of Classes 1.1 and 1.2 of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extensions, additions or alterations to the doors or windows to the elevations of Units 1-4, 7 & 8 and 11-17 inclusively hereby permitted without the express written permission of the local planning authority.
- (14) Notwithstanding the provisions of Class II.1 of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be created within the curtilages of any dwellinghouse forward of any wall of that dwellinghouse which fronts on a road.
- (15) Notwithstanding the provisions of Classes 1.3 and 1.4 of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), no buildings shall be erected or hardstandings formed in the residential curtilages of the dwellinghouses hereby permitted with the exception of the detached dwellinghouse outlined in green on Drawing No. 898/11/K.
- (16) There shall be no extension to the two parking bays coloured orange on Drawing No. 898/11/K.
- (17) The bricks and coping of the section of the Grade II listed wall to be removed to facilitate vehicular access to the site shall be re-used where possible in the erection of the curved boundary walls shown on Drawing No. 898/11/K and details relating to their re-use shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted.
- (18) Details of the pedestrian access between the development hereby permitted and Tring Memorial Gardens shall be submitted to an approved by the local planning authority.

Dated Twenty-Fifth.....day of November..... 1988

Signed .....

Designation Chief Planning Officer..

4/1053/88

Reasons (continued)

- (10) To ensure the comprehensive development of the site in the interests of highway safety, the adequate and satisfactory provision of off-street vehicle parking facilities, that vehicles may leave the site in forward gear and the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (11) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (12) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (13) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (14) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (15) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (16) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building, and in the interests of highway safety.
- (17) To ensure the visual continuity between the existing Grade II listed wall and the entrance to the development at all times, as the wall by reason of its prominence, elongated, largely interrupted and continuous nature, contributes to the character of the London Road which forms a visually important approach to the Town Centre of Tring and its conservation.
- (18) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.

Town Planning  
Ref. No. 4/1053/88

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

Other  
Ref. No.

THE DISTRICT COUNCIL OF DACORUM  
IN THE COUNTY OF HERTFORD

To, Charles Church Estates Ltd  
Charles Church House  
Knoll Road  
Camberley, Surrey

.....17 elderly persons' dwellings, Manager's flat,.....  
.....Detached house and provision of vehicular access.....  
at ...Land adjoining "The Garden House", London Road,.....  
.....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 ..... and received with sufficient particulars on 6.6.88. (CP) 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 FIVE years commencing on the date of this notice.
- (2) The vehicular access shall include the provision at all times of sightlines of 4.5m by 90m within such there shall be no obstruction of more than 600mm above carriageway level with the exception of the existing telegraph poles and lamp post, as identified by green circles on Drawing No. 200:24:02.
- (3) The development hereby permitted shall not be occupied until the existing directional sign referred to as 'RS' and identified by a red circle on Drawing No. 200:24:02 is repositioned or altered in height, details of which shall be submitted to and approved by the local planning authority, and there shall be no variation thereafter.
- (4) The development hereby permitted shall not be occupied until the existing sign relating to 'Tring's 1000 Children' located to the west of the vehicular access shown on Drawing No. 898/11/K and between the listed wall and back of the public footpath, is removed and is repositioned, details of which shall be submitted to and approved by the local planning authority, and there shall be no variation thereto.

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) In the interests of highway safety and for the avoidance of doubt.
- (3) In the interests of highway safety and for the avoidance of doubt.
- (4) In the interests of highway safety and for the avoidance of doubt.
- (5) In the interests of preventing damage to the milestone which is of Grade II status in the DoE List of Buildings of Historic and Special Architectural Interest and for the avoidance of doubt.
- (6) In the interests of preventing damage to the milestone which is of Grade II status in the DoE List of Buildings of Historic and Special Architectural Interest.
- (7) To ensure the visual continuity between the existing Grade II listed wall and the entrance to the development at all times, as the wall by reason of its prominence, elongated, largely interrupted and continuous nature, contributes to the character of the London Road which forms a visually important approach to the Town Centre of Tring and its conservation.
- (8) In the interests of the overall appearance of the development.
- (9) In the interests of the overall appearance of the development, to define the boundaries between the units and adjoining garage blocks in the interests of residential amenity and to define boundaries with adjoining uses.

Dated.....day of.....19..... contd./...

Signed.....

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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Conditions (contd./...)

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- (6) The relocated listed milestone referred to in Condition 5 shall be surrounded by protective fencing not exceeding 600mm in height which shall be installed prior to the commencement of engineering operations referred to in Condition 5 and until the occupation of the development hereby permitted.
- (7) Details of the boundary walls and fencing coloured yellow on Drawing No. 898/11/K shall be submitted to and approved by the local planning authority and fully completed prior to the occupation of the development hereby permitted and thereafter retained at all times.
- (8) No work shall be started on the development hereby permitted until details/samples of the materials to be used externally and the surfacing of the roadway, garage courts and parking bays shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in materials so approved.
- (9) Details of all boundary treatment shall be submitted to and approved by the local planning authority and fully completed prior to the occupation of the development hereby permitted.
- (10) The development hereby permitted shall not be occupied until the vehicular access, roadway, garage courts, accesses to the garage courts and the parking spaces shown on Drawing No. 898/11/K shall have been laid out and substantially constructed to the satisfaction of the local planning authority and they shall be kept clear and available for proper use at all times.
- (11) No development shall take place until there has been submitted and approved by the local planning authority a scheme for landscaping which indicate the details of the numbers and species of all new trees, shrubs and hedgerows and the existing trees to be retained together with measures for their protection, to prevent damage during constructional works. Any existing trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (12) All planting 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 dwellings, and any trees or plants which die within a period of five years from the completion of the development are removed, or become seriously damaged or

contd./...




4/1053/88

Conditions (contd./...)

diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.

- (13) Notwithstanding the provisions of Classes 1.1 and 1.2 of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extensions, additions or alterations to the doors or windows to the elevations of Units 1-4, 7 & 8 and 11-17 inclusively hereby permitted without the express written permission of the local planning authority.
- (14) Notwithstanding the provisions of Class II.1 of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be created within the curtilages of any dwellinghouse forward of any wall of that dwellinghouse which fronts on a road.
- (15) Notwithstanding the provisions of Classes 1.3 and 1.4 of the Town and Country Planning General Development Order 1977 (or any Order revoking and re-enacting that Order), no buildings shall be erected or hardstandings formed in the residential curtilages of the dwellinghouses hereby permitted with the exception of the detached dwellinghouse outlined in green on Drawing No. 898/11/K.
- (16) There shall be no extension to the two parking bays coloured orange on Drawing No. 898/11/K.
- (17) The bricks and coping of the section of the Grade II listed wall to be removed to facilitate vehicular access to the site shall be re-used where possible in the erection of the curved boundary walls shown on Drawing No. 898/11/K and details relating to their re-use shall be submitted to and approved by the local planning authority prior to the commencement of the development hereby permitted.
- (18) Details of the pedestrian access between the development hereby permitted and Tring Memorial Gardens shall be submitted to an approved by the local planning authority.

Dated Twenty-Fifth.....day of November..... 1988

Signed ..........  
Designation Chief Planning Officer..

Reasons (continued)

- (10) To ensure the comprehensive development of the site in the interests of highway safety, the adequate and satisfactory provision of off-street vehicle parking facilities, that vehicles may leave the site in forward gear and the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (11) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (12) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (13) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (14) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (15) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.
- (16) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building, and in the interests of highway safety.
- (17) To ensure the visual continuity between the existing Grade II listed wall and the entrance to the development at all times, as the wall by reason of its prominence, elongated, largely interrupted and continuous nature, contributes to the character of the London Road which forms a visually important approach to the Town Centre of Tring and its conservation.
- (18) In the interests of the overall appearance of the development which is within the grounds of a Grade II Listed Building and adjoins Tring Conservation Area, the Chilterns Area of Outstanding Natural Beauty and a second Grade II Listed Building.

## TOWN &amp; COUNTRY PLANNING ACT 1971



## DACORUM BOROUGH COUNCIL

To: Charles Church Estates Ltd  
Charles Church House  
Knoll Road  
Camberley  
Surrey  
GU15 3TQ

17 Elderly person's dwellings, Manager's flat,  
detached house and provision of vehicular access.  
Submission of details of bricks for entrance walls  
pursuant to Condition (7) of Planning Permission  
4/1053/88.

Land adjoining "The Garden House", London Road,  
Tring, Herts.

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1053/88 (Condition 7).

granted on 25th November 1988 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 31st January 1989.

Dated 26th day of April 1989

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971



**DACORUM BOROUGH COUNCIL**

To: CHARLES CHURCH ESTATES LTD  
CHARLES CHURCH HOUSE  
KNOLL ROAD  
CAMBERLEY  
SURREY GU15 3TQ

17 Elderly person's dwellings, Manager's flat,  
detached house and provision of vehicular access.  
Submission of details of external materials and  
surfacing of the roadway, garage court and parking  
bays pursuant to Condition (8) of Planning  
Permission 4/1053/88.  
Land adjoining "The Garden House", London Road,  
Tring, Herts.

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1053/88 (Condition 8).

granted on 25th November 1988 at the above-mentioned  
location in accordance with the details submitted by you, with your  
application dated 10th February 1989 as amended on 23rd February 1989  
and 23rd March 1989.

Dated 26th day of April 19 89

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

**Schedule:-**

**Facing Bricks - Herts Red Multis**

**Tiles - Redland Antique Red Plain**

**Quoins and Window Surrounds - Leicester Red Stocks**

**Knapped Flint Panels - "The Lichfield", Plot Nos. 2, 3, 5, 6, 9, 10, 12, 15 and 17.**