

Town Planning

Ref. No. 4/1095/88

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr. P.J. Pearce
Blantyre
Tenement Farm Lane
Chipperfield
Herts.

Mr. Richard I. Onslow
The Old School
High Road
Soulbury
Bucks.

.....Erection of two pairs of semi detached houses.....

at 25 Great Road, Hemel Hempstead, 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 permit the development proposed by you in your application dated 9 June 1988 and received with sufficient particulars on 9 June 1988 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 developer shall construct the crossovers to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Cont.

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 highways safety.
- (3) In the interests of highways safety.
- (4) In the interests of highways safety.
- (5) To ensure a satisfactory appearance.
- (6) In order that the local planning authority may retain control over further buildings in the interests of residential and visual amenity
- (7) To safeguard the residential amenity of the area.
- (8) To safeguard the residential amenity of the area.

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.

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- (3) Sight lines of 2.4m x 35m for the accesses to the houses hereby permitted fronting Great Road shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
- (4) The garages to the houses hereby permitted shall be set back a minimum of 5.0 m from the highway boundary.
- (5) 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.
- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.
- (7) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 or any amendments thereto, there shall be no windows, rooflights, dormers or other openings installed in the roofs of the development hereby permitted without the express written permission of the local planning authority, other than those shown on Plan 4/1095/88.
- (8) Before the development hereby permitted is first occupied, a 1.8 m close boarded fence shall be erected and maintained along the northern and southern boundaries of the site, and also between the garden areas of the houses as shown on Plan 4/1095/88.

Dated 20 September 1988

Signed 

Designation Chief Planning Officer