

Town Planning

Ref. No. 4/1108/77

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Tonrin Homes Limited,
47 London Road,
Cowplain,
Portsmouth.

Agent: P. R. Satchwell Esq.,
'Porlock'
Church Road,
Claverdon, Warwicks.

Construction of road, 10 houses and 11 garages, Phase III
High Street/Hempstead Road, Bowington, Herts.

at

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 17th October 1977 and received with sufficient particulars on 18th October 1977 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 landscaping details shown on Plan 4/1108/77 (dwg.no.168/7) shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development hereby permitted and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 3) No work shall be started until details of the surfacing of the private access road for the site shall have been submitted to, and approved by, the Local Planning Authority and the road as constructed shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 4) None of the houses hereby permitted shall be occupied until:—
 - (a) the access road and footpath serving it: (i) between the existing carriageway and footway of St. Lawrence Close and the north-eastern boundary of the application site; (ii) shown on plan 4/1108/77 (dwg.no.168/7);
 - (b) the 1,800m. high brick walls shown on plan 4/1108/77 (dwg.no.168/7); shall have been provided and the items shall be maintained thereafter to the reasonable satisfaction of the Local Planning Authority.

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), 5) and 6) To maintain and enhance the visual amenity of the area.
- 3), 4) and 11) To ensure the proper development of the site.
- 7) and 8) To ensure satisfactory appearance.
- 9) and 10) To ensure adequate general and visual environmental amenity.

Dated.....9th.....day of.....December.....1977

Signed.....

Designation Director of Technical Services

NOTE

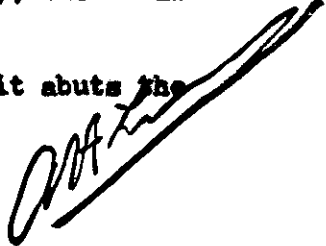
(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(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, Whitehall, 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.

CONDITIONS - CONTINUED....

- 5) None of the existing trees/hedgerows on the site at the date of this permission shall be removed without the prior written permission of the Local Planning Authority.
 - 6) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
 - 7) The external materials to be used on the development hereby permitted shall comprise London Brick Company 'Sandfaced' facing bricks and Redland 'Regent' Tudor Brown roof tiles unless application is made to, and approved by, The Local Planning Authority for alternative materials.
 - 8) The integral garages associated with the houses in the development hereby permitted shall have pitched roofs as shown on plan 4/1108/77 (dwg.no.168/7).
 - 9) The dwellings hereby permitted shall not be occupied until the fencing/walling/hedging details shown on plan 4/1108/77 (dwg.no.168/7) dividing rear gardens, and to the boundaries of the application site shall have been provided.
 - 10) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 there shall be no fencing or enclosure of the areas in front of the building hereby permitted and that adjacent to plot 1 unless application has been made to, and approved by, the Local Planning Authority.
 - 11) A kerb shall be provided to the edge of the footway where it abuts the garage court.
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9th December 1977