

Town Planning

Ref. No. 4/1115/77

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Shaftesbury Society Housing Association, Agents: Clive Alexander & Partners,
112 Regency Street, 107 Lofting Road,
London, SW1. London N1 1BD.

..... 48 Flats and Bungalows,

at 'Glebelands' Midcot Way, Northchurch, Berkhamsted, 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 7th October 1977 and received with sufficient particulars on 19th October 1977 (as amended 24th November 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 drawings nos 140:11C and 140:11D shall be implemented in the first planting season following the first occupation of the dwellings hereby permitted and shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- 3) None of the dwellings hereby permitted shall be occupied until the proposed new road and footpaths shown on drawings nos 140:11A, 140:11B and 140:16, shall have been constructed to the satisfaction of the Local Planning Authority.
- 4) Adequate arrangements shall be made to the satisfaction of the Local Planning Authority for the protection of all existing trees and hedges on the site, which are to be retained, to prevent damage during constructional works.

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. and 4. To maintain and enhance visual amenity.

3. To ensure the proper development of the site.

Dated.....5th.....day of.....December.....19 77.....

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.

FORM 5
COMMUNITY LAND ACT 1975
NOTICE OF INTENTION BY AUTHORITY UNDER PARAGRAPH 5 OF SCHEDULE 7

To... Shaftesbury Society Housing Association, c/o Clive Alexander & Partners
107 Lofting Road, London, N1 1BD

1. An application for planning permission dated October 7th 1977
made by Shaftesbury Society Housing Association
was on 19th October 1977 received by
Dacorum District Council

This application was for 48 Flats and Bungalows at 'Glebelands',
Midcot Way, Northchurch, Hertfordshire.

2. Under the Community Land Act 1975 it is the duty of all authorities whose areas include the land to which an application for relevant development relates to state whether or not any of them intend to acquire the land or any part of it. The authorities concerned are—

Dacorum District Council and

Hertfordshire County Council

3. This notice is given by **Dacorum District Council**
who consider the application to be an application for relevant development and (if planning permission
is granted in accordance with the application),

- [illegible]

4. This notice is also given on behalf of **Hertfordshire County Council** who consider the application to be an application for relevant development and (if planning permission is granted in accordance with the application)

- (i) ~~do NOT intend to acquire any part of the land to which the application relates (shown on the planning application)~~
- (ii) ~~do NOT intend to acquire any part of the land to which the planning application relates which is shown on the planning application~~
- (iii) do NOT intend to acquire any part of the land to which the planning application relates ~~and which is shown on the planning application~~
- (iv) ~~do NOT intend to acquire any part of the land to which the planning application relates which is shown on the planning application~~

S. J. Darby

Signed:

Designation: **Director of Technical Services**

On behalf of: **Dacorum District Council, & Hertfordshire County Council**

Date: **15th February 1978**