

Town Planning
Ref. No. 4/1128/83

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr P B Lee Mr R M Gold
1 Pendley Mews 77 Sunnyhill Road
Cow Roast Hemel Hempstead
Tring Herts

..... Construction of lower ground floor single and two
storey extensions
at The Station House, Marston Gate,
Long Marston.

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 ~~28th July 1983~~ 31st August 1983 (Amended 19.10.1983) and received with sufficient particulars on and shown on the plan(s) accompanying such application, subject to the following conditions:-

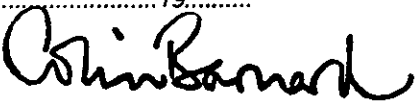
- (1) The development to which this permission relates shall be begun within a period of ... 5 ... years commencing on the date of this notice.
- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to, and approved by, the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) The developer shall construct the crossover 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.
- (4) Any gates provided shall be set back a minimum of 5.0 metres from the (edge of the carriageway) and shall open inwards into the site.
- (5) The gradient of the driveway shall not be greater than 1 in 20 for the first 5 metres from the edge of the carriageway.
- (6) There shall be only one point of access onto the County Road.

- (7) The area shown as "paddock" on approved plans reference 4/1128/83 (ref. T34/103) shall be retained as open grassland at all times 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) To ensure satisfactory appearance.
- (3) To ensure safe access to and from the development.
- (4) So that a vehicle may wait clear of the carriageway or footway while the gates are opened or closed.
- (5) So that a vehicle is approximately level before being driven into the carriageway.
- (6) So that the number of places on the highway where turning movements can occur are kept to a minimum in the interests of highway safety.
- (7) To safeguard the amenities and character of the area.

Dated..... 27th day of..... October 19..... 83


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.