

Town Planning
Ref. No. 4/1884/80

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Thrushmere Properties Ltd.,
St. Alphage House,
Fore Street,
LONDON,
EC2P. 2HJ.

C. J. Stokes, Esq., A.A.Dipl.,
Unit House,
Yorke Road,
REIGATE,
Surrey.

Secondary distributor road	Brief description and location of proposed development.
adjacent to Sector F.	
at Tunnel Fields, Berkhamsted.	

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 30th December, 1980, 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 junction of the proposed road with the main distributor road shall include the provision of sight lines 4.5 m. x 90 m. with minimum kerb radii of 10 m. within which there shall be no obstruction more than 1 m. above carriageway level.
- (3) The development hereby permitted shall not be commenced until the sight lines referred to in condition (2) shall have been provided and they shall be so maintained at all times thereafter.
- (4) The road shall be laid out and substantially constructed to the reasonable satisfaction of the local planning authority with the exception of final surfacing before the adjacent approved development is commenced and in any event shall be suitable to provide clear and convenient access to the dwellings when they are ready for occupation.
- (5) Details of the finished surface of all roads, footways and amenity areas within the highway boundary, which shall be to a standard suitable for adoption as a highway at the public expense, shall be submitted to and approved by the local planning authority before any work is commenced on the site, and the development hereby permitted shall be carried out in accordance with the details as so approved.

(6) A bus waiting bay shall be constructed as part of the development hereby permitted in a position to be agreed with 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), (3) and (5) To ensure proper development and in the interests of road safety.
- (4) To ensure proper development of the site and in the interest of general amenity.
- (6) In the interests of road safety and to maintain the free flow of traffic.

Dated.....5th.....February,.....81.
.....day of.....19.....

Signed.....*Chris Barnard*.....
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.