

IN THE COUNTY OF HERTFORD

D Clarke
47 Gravel Lane
Hemel Hempstead

Brief description and location of proposed development.

26/40

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order 1977-81.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance visual amenity.
4. To ensure the proper development of the site.
5. To ensure the proper development and use of the site.
6. To ensure the proper and satisfactory layout and development of the site.
7. The present permission is alternative and not additional to the previous development.

Dated ... 20th ... day of ... February ... 19 84.

Signed..... *B. B. B.*

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

4. The details submitted in accordance with condition (1) hereof shall include:
 - (a) Refuse collection and general storage arrangements
 - (b) boundary treatment
 - (c) Car parking
5. The development hereby permitted shall not be occupied until the ^{terms}~~items~~ as approved in accordance with condition (9, a, b, c,) hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
6. The road(s) hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to and approved by the local planning authority before any work is commenced on site.
7. The development hereby permitted shall not be carried out, and this permission shall become of no effect, if the permission granted on 12th December 1979 for one dwelling at adjacent to 10 alderley Court, Berkhamsted (Ref: 4/1593/79) is at any time implemented.

Dated 20th

day of February 1984

Signed Colin Barker

Designation CHIEF PLANNING OFFICER