

AJP

Town Planning
Ref. No. 4/1222/88Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Craydawn Pendley Manor Ltd
341 Craydawn Pendley Manor
Milton Keynes
Bucks

Harlow Design Associates
46b Bell Street
Sawbridgeworth
Herts

.....Three storey and two storey side extensions and.....
three storey rear extension, car parks and
.....access roads.....
at .. Pendley Manor, Cow Lane, Tring

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 datedUndated.....
and received with sufficient particulars on 27.6.88 a series of amendments.....
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. That materials to be submitted shall include samples of facing brickwork roof tiles, hanging tiles, ridge tiles and colours to be used on all external woodwork.
- (3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees, shrubs and hedgerows.

/Conditions continued on attached sheet...

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 a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To ensure the adequate and efficient provision of on-site vehicle parking facilities.
- (6) To ensure a satisfactory provision of vehicle parking for disabled persons.
- (7) In the interests of highway safety.

Dated.....day of.....19.....

Signed.....

Designation

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.

Conditions /Cont'd...

- (4) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in the next following year.
- (5) The development hereby permitted shall not be brought into use until the parking layout shown on plan 4/1222/88 (Drawing 451/22G) has been provided with parking spaces delineated by permanent ground markings of at least 2.4 m width per parking space.
- (6) Notwithstanding the provisions of condition 5 of this permission, details shall be submitted to and approved by the local planning authority indicating vehicle parking spaces of at least 3.4 m width for use by registered disabled persons in close proximity to main entrances. Such spaces as are approved shall include permanent ground markings to indicate use solely by such persons.
- (7) Details of design, position and location of signs shall be submitted to and approved by the local planning authority and shall be displayed to the satisfaction of the local planning authority to ensure that all users of the development hereby permitted (with the exception of vehicles involved in trade supplies, general services and employees) enter and leave the site at the Cow Lane access/egress point, and such signs shall be maintained at all times after first occupation of the development hereby permitted.

Dated 23 February 1989

Signed 

Designation CHIEF PLANNING OFFICER



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TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/0020/91

Harlow Design Associates
Thrifts House, London Road
Ware
Herts
SG12 9QU

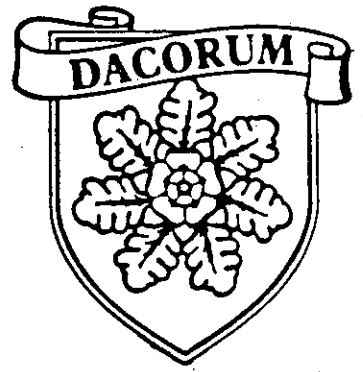
DEVELOPMENT ADDRESS AND DESCRIPTION
=====

Pendley Manor, Cow Lane,Tring,

SUBMISSION OF LANDSCAPING DETAILS PURSUANT TO P/P 4/1222/88 (EXTENSION,ACCESS
ROADS & CAR PARK)

This application for *the approval of details or reserved matters* dated 08.01.1991
and received on 09.01.1991 was WITHDRAWN on 07.06.1991.

Director of Planning



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Director of Planning

INFORMATION SECTION Ref:

Memo From:

CHIEF PLANNING OFFICER
DACORUM BOROUGH COUNCIL

To:

HERTS COUNTY COUNCIL
PLANNING DEPARTMENT

APPLICATION NO. 4/1101/90

This memorandum confirms formal withdrawal of the above application.

- * I enclose photostat copies of Letter dated 26.9.90
Re Pendley Manor. Tring

* Delete as necessary

Date 8.10.90

harlow
design
associates

thrifts house,
london road,
ware,
herts. sg12 9qu

tel 0920 468811
fax 0920 460869

Ref: NFD/LJR/451

Mr J Doe
Planning Department
Dacorum Borough Council
Civic Centre
Hemel Hempstead
Herts
HP1 1HH

24th September 1990

PLANNING DEPARTMENT DACORUM BOROUGH COUNCIL						
Ref.					Ack.	
C.P.O.	T.C.P.M.	D.P.	D.C.	B.C.	Admin.	File
			<i>12</i>			
25 SEP 1990						
Received						
Comments						

Dear Mr Doe

Re: Pendley Manor Hotel

Further to our meeting of the 19th September 1990 at Pendley Manor, I now enclose a preliminary copy of a revised car parking scheme which retains the existing road to the rear of the site hut. This scheme has the advantage to our client of avoiding the considerable additional cost of building a new road. Also, retaining the road in its present location does provide far more space in front of the old Manor House for landscaping, than a new road location would provide.

Although we have provided more car parking spaces in the present turfed area between the entrance and exit roads, there is ample provision for the landscaping and total screening of the entire car park.

We would be grateful for your comments as soon as possible, as if acceptable we will re-submit the planning application on this basis.

In any event, the previous application for landscaping and car parking on the basis of Weavers Exteriors' drawing should be withdrawn, as the land survey which has recently been carried out proves that scheme would not work in reality.

Yours sincerely
for HARLOW DESIGN ASSOCIATES

N. F. Duck

N F Duck

cc Mr V Bhattessa, Craydawn Pendley Manor Ltd
Encl