

Town Planning

Ref. No. 4/1223/87

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr. A.J. Redford,
4 Great Road,
Adeyfield,
Hemel Hempstead,
Herts.

Messrs. Aitchisons,
154 High Street,
Berkhamsted,
Herts.

..... Six flats and parking (Outline)
.....

at 4 Great Road, Hemel Hempstead, 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 30 July 1987 and received with sufficient particulars on 7 August 1987 and shown on the plan(s) accompanying such application, subject to the following conditions:—

~~(1) The development to which this permission relates shall be carried out within a period of xxx years commencing on the date of this notice~~

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design landscaping and external appearance of the building(s) thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Cont.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~xxxxTo comply with the requirements of Section 41 of the Town & Country Planning Act 1971x~~

- (1) To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-83.
- (2) To comply with the provisions of s.42 of the Town and Country Planning Act 1971.
- (3) In the interests of highways 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.

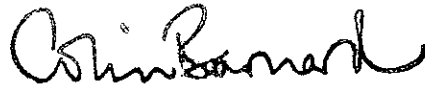
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

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- (2) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
- (i) the expiration of a period of five years commencing on the date of this notice
 - (ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
- (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.

Dated 10th September 1987

Signed



Description Chief Planning Officer

Ref: 4/1223/87

- (2) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of three years commencing on the date of this notice and the development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
- (i) the expiration of a period of five years commencing on the date of this notice
 - (ii) the expiration of a period of two years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval by the local planning authority or the Secretary of State.
- (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.

Dated 10th September 1987

Signed



Description Chief Planning Officer

Town Planning

Ref. No. 4/1223/87

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To

Mr. A.J. Redford,
4 Great Road,
Adeyfield,
Hemel Hempstead,
Herts.

Messrs. Aitchisons,
154 High Street,
Berkhamsted,
Herts.

..... Six flats and parking (Outline)

.....
at 4 Great Road, Hemel Hempstead, 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 30 July 1987 and received with sufficient particulars on 7 August 1987 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~~

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the design landscaping and external appearance of the building(s) thereto which shall have been approved by the local planning authority or in default of agreement by the Secretary of State.

Cont.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

~~xxxx To comply with the requirements of Section 41 of the Town & Country Planning Act 1971~~

- (1) To comply with the requirements of Article 5 (2) of the Town and Country Planning General Development Orders 1977-83.
- (2) To comply with the provisions of s.42 of the Town and Country Planning Act 1971.
- (3) In the interests of highways 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.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Phillips Construction Limited
 Hammer Lane
 Adeyfield
 Hemel Hempstead
 Herts

Aitchisons
 154 High Street
 Berkhamsted
 Herts

Erection of 6 flats - Details of external materials
 (Dorket Fireglow bricks (Nottingham Brick Co) and
 Marley interlocking concrete roof tiles pursuant to

4/1223/87

4 Great Road, Hemel Hempstead

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 give approval to the details which were

reserved for subsequent approval in outline planning permission no. 4/1223/87

granted on 10 September 1987 at the above-mentioned location in accordance

with the following drawings submitted by you:

568/5B

Subject to compliance with the following conditions:—

1. 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.
2. 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.

See overleaf

The reasons for the foregoing conditions are as follows:-

1. To maintain and enhance visual amenity.
2. In the interests of highways safety.

Dated Fifth day of July 19 88

Signed.....
CHIEF PLANNING OFFICER

Designation

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

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Subject to compliance with the following conditions:

1. 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.

2. 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.

See overleaf