

Town Planning
Ref. No. 4/1227/81

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACCUM

To Roger Malcolm Ltd
Malcolm House
Empire Way
Wembley
Middx

Revised submission for 55 houses, 32 maisonettes, 13
bungalows, garages, roads, sewers and ancillary works.
Land off High Street, Northchurch.

at

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 22 September 1981 and received with sufficient particulars on 23 September 1981 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 until a comprehensive scheme of landscaping for the site including existing trees, hedges and the course of the River Bulbourne, shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented in accordance with the approved details in the first planting season after each part of the development hereby permitted is first occupied, and the planting shall be maintained thereafter to the reasonable satisfaction of the local planning authority.
- (3) The trees edged green on plan no. 117:200C shall be retained as part of the scheme of development hereby permitted and shall be protected from damage for the duration of the development. These trees shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the local planning authority. Any such trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may 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) To maintain and enhance visual amenity.
- (3) In the interests of visual amenity.
- (4) To ensure proper development in the interests of visual and general amenity.
- (5) In the interests of visual amenity.
- (6) In the interests of road safety.
- (7) In the interests of road safety.
- (8) To ensure proper development of the site and in the interests of general amenity.
- (9) To avoid unnecessary traffic hazards on the adjoining public highway and to ensure the proper future development of the area.
- (10) To ensure that adequate and satisfactory provision is made for the garaging and parking of vehicles associated with the development clear of the highways.

(REASONS: 11/10/22 CONTINUED ON FINAL SHEET)

Dated.....12.....November.....1981.....day of.....

Signed.....*Colin 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.

- (4) Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 or any amendments thereto, no gate, fence, wall, hedge or other means of enclosure shall be provided in front of any wall of any building hereby permitted that fronts on a highway (including a private drive or news court) unless express planning permission shall have been granted by the local planning authority on an application in that behalf.
- (5) The areas of land shown edged yellow on plan no 117:200C shall be maintained as open amenity areas to the satisfaction of the local planning authority and the development hereby permitted shall not be occupied until such areas have been provided.
- (6) Visibility sight lines shall be provided as set out in the following Table within which there shall be no obstruction more than 1 metre in height above carriageway level.

Table

Road Junction	Visibility sight lines
A41/Road 1	4.5 m x 90 m
Road 1/Road 2	2.4 m x 35 m
Road 1/Road 6	4.5 m x 35 m
Road 1/Road 4	4.5 m x 35 m
Road 3/Road 4	2.4 m x 35 m
Road 5/Road 4	2.4 m x 35 m
Road 7/Road 6	2.4 m x 35 m

- (7) None of the dwellings hereby permitted shall be occupied until the sight lines referred to in condition 6 shall have been provided and they shall be so maintained at all times thereafter. In addition, kerb radii to roads 2 and 6 shall be 10.5 metres.
- (8) All roads and private drives shall be provided and substantially constructed to enable clear and convenient access to be gained to every dwelling before it is occupied.
- (9) The roads and private drives shall be laid out strictly in accordance with the details hereby permitted and in particular road 4 shall extend to the eastern boundary of the site.
- (10) None of the dwellings hereby permitted shall be occupied until the associated garage courts and casual parking spaces shown on drawing 117:200C shall have been provided, and these facilities shall be maintained at all times thereafter.

Signed

John Smith

Designation Chief Planning Officer

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

- (11) To enable the local planning authority to maintain control of the development in the interests of avoiding damage to the area of archaeological interest which lies within the site of this development.
- (12) The present permission is alternative to and not additional to the earlier permissions referred to.
- (13) To ensure that vehicles using the site do so with a minimum of interference and danger to trunk road traffic.
- (14) To ensure satisfactory appearance.
- (15) To ensure the proper development of the site.
- (16) To ensure that adequate and satisfactory provision is made for the garaging of vehicles associated with the development.
- (17)
- (18) To ensure satisfactory appearance.
- (19)
- (20) To ensure the proper and satisfactory development of the site.
- (21) To ensure satisfactory appearance.
- (22) To ensure the proper development of the site.

Dated 22 day of November 1981.

Signed *Ch. R. ...*

Designation Chief Planning Officer

Town Planning
Ref.No.

4/1227/81
cont'd

- (11) Facilities for archaeological observation consistent with the proposed development, and the right of regular access to the site before the construction of the proposed development to make archaeological records by persons authorised by the local planning authority, shall be provided in accordance with a time-table and scheme agreed in writing with the local planning authority prior to the commencement of any works on site authorised by this permission.
- (12) The permission hereby granted is an alternative to and not in addition to, either wholly or in part, the following:

<u>Ref.No.</u>	<u>Development</u>	<u>Date of Permission</u>
(a) 4/0595/78	85 houses	22nd June 1978
(b) 4/1849/79DC	15 houses	7th February 1980
(c) 4/0527/81	100 dwellings	6th May 1981

No part of the development referred to in these permissions shall be carried out if any part of the development hereby permitted has been carried out.

- (13) The trunk road works referred to in the note "alteration to A41 to Hertford County Council Specification" on drawing no.117:2000 and at least the first 30 metres of the new access road shall be completed before any other construction work on the site is commenced.
- (14) 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.
- (15) The details submitted in accordance with condition (14) hereof shall include boundary treatment.
- (16) All garages which are not integral with the houses shall be built at the same time as the associated housing.
- (17) Details of the bricks to be used in the retaining wall which forms part of the alterations to the A41 referred to in Condition (13) above shall be submitted to and approved by the local planning authority before any road works are commenced.
- (18) The proposed chain-link fence to the south of the retaining wall referred to in Condition (17) shall be omitted & replaced by a timber post and rail fence to a height and design which shall be agreed in writing by the local planning authority before any road works are commenced.

Signed.....

Designation Chief Planning Officer.....

- (19) Before any part of the development hereby permitted which lies to the north of the River Bulbourne is commenced, full details of the design, external appearance and materials of the footbridge across the River shall have been submitted to and approved by the local planning authority.
- (20) Roads 1, 2, 3, 4, 5, 6 and 7 shown on drawing 117-2000 shall be constructed to a standard suitable for adoption as a highway maintainable at the public expense.
- (21) The doors to the garage blocks containing the garages numbered 5, 6, 7, 8, 9 and 10 shall be finished externally in timber.
- (22) The scheme of landscaping for the course of the River Bulbourne approved in accordance with condition (2) hereof shall be implemented prior to the commencement of all works other than those referred to in condition 13 hereof.

Signed

Designation Chief Planning Officer
.....