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## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Town Planning 4/1241/87

Ref. No. ....

Other

Ref. No. ....

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Mr N Lee Mr G V Bunyan  
'St Albans' 14 Queens Road  
Elm Grove Berkhamsted  
Berkhamstead Herts  
Herts

|  |   |
|--|---|
| ..... One dwelling and garage .....                            | Brief<br>description<br>and location<br>of proposed<br>development. |
| .....  |   |
| at ..... Land adj to 'St Albans', Elm Grove, 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 7.8.87 and received with sufficient particulars on 10.8.87 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 external finish of the walls and roofing materials to be used for the development hereby permitted shall match, as closely as possible, that of the existing building.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees and shrubs on the site which are to be retained to prevent damage during constructional works. Any trees or shrubs accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- (4) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1986 there shall be no extension or alterations to the external appearance to the building or the erection, construction or placing of any building within the curtilage of the dwellinghouse hereby permitted without the express written permission of the local planning authority.

Continued

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

XX  
(1) To comply with the requirements of Section 47 of the Town & Country Planning Act, 1971.

- (5) Before the development hereby permitted is commenced a detailed parking scheme, incorporating a vehicular access to serve the existing dwellinghouse shall be submitted to and approved by the local planning authority and shall be completed before the occupation of the new dwellinghouse.
- (6) The dwellinghouse hereby permitted shall not be occupied until the parking spaces and vehicular access shown on the approved plan have been provided to the satisfaction of the local planning authority.

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.

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 and Country Planning Act, 1971.
- (2) To ensure a satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.
- (5) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (6) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Dated 7 day of October 1987

Signed  .....

Designation CHIEF PLANNING OFFICER .....