



TECHNICAL SERVICES DEPT.	
PLANNING SECTION	
438/78	15 FEB 1978
FILE No.	DATE

COUNTY HALL
HERTFORD SG13 8DN

DAVID OVERTON
COUNTY PLANNING OFFICER

Dacorum District Council
County Secretary
County Architect
County Land Agent
Liaison

Hertford : 54242
Ext : 5157
Your Ref : 4/1249/77
My Ref : 13 February 1978
Date :
Please ask for : Mr. J. McKay

Dear Mr Lewis

THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1976
DEEMED CONSENT

I, D.S.R. Overton, County Planning Officer, hereby give notice pursuant to Regulations 4(5) and 6(1) of the Town and Country Planning General Regulations 1976, that the:

For the erection of two detached houses and garages. Land at the junction of
.....
Manorville Road and King Edward Street, Apsley, Nr. Hemel Hempstead.
.....

Application No: 4/1249/77CC is authorised subject to the
following conditions:

Recommend that the erection of two detached houses and garages on land at
.....
the junction of Manorville Road and King Edward Street, Apsley, near Hemel
.....
Hempstead, as shown on drawing no. LA/5608/A, be approved subject to the
following conditions: (see separate sheet).....

For your records please note that deemed consent was granted for the above project by:-

- a) Delegated Chief Officers Authority on 10.2.78
Item No 25.6
- b) At a meeting of the
.....

Yours sincerely,

David Overton

YJC

Conditions:

- (1) The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, design, landscaping and external appearance of the buildings and the means of access thereto which shall have been approved by the local planning authority, before any development is commenced.
- (2)
 - (a) 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 3 years commencing on the date of this permission.
 - (b) 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 5 years, commencing on the date of this permission,
 - (ii) the expiration of a period of 2 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 of the last such matter to be approved by the local planning authority or by the Secretary of State.
- (3) The garages hereby permitted shall be used for domestic purposes only incidental to the enjoyment of the dwelling within the same curtilage and for no other purpose.
- (4) Details showing the provision of a vehicular turning area within the site shall be submitted to the local planning authority for their approval concurrently with the submission of details relating to the matters reserved in this permission. The vehicle turning area as approved shall be provided at the same time as the remainder of the development hereby permitted and shall be kept available at all times for this particular purpose.
- (5) No work shall be started on the development hereby permitted until details of all boundary and screen fencing shall have been submitted to, and approved by, the local planning authority.
- (6) No work shall be started until a comprehensive scheme of landscaping, including existing trees, for the site shall have been submitted to, and approved by, the local planning authority. This landscaping scheme shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development and shall be maintained at all times thereafter to the reasonable satisfaction of the local planning authority.

Cont'd...

- (7) No trees existing on the site at the date of this permission shall be cut down, topped, lopped or wilfully destroyed except where such action is essential because a tree is dead, becoming dangerous or to meet a requirement or obligation under any Act of Parliament or prevention of nuisance, without the prior written approval of the local planning authority.
- (8) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all existing trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

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 1973, as amended.
- (2) To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- (3) To maintain the residential character of the area.
- (4) So that a vehicle may enter and leave the site in forward gear in the interests of road safety.
- (5) To ensure the proper development of the site and privacy.
- (6) (7) & (8) To maintain and enhance the visual amenities of the area.