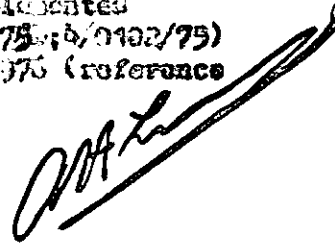


Form Planning ref: 4/1269/76

Other Ref. No. 1266/76

CONDITIONS (CONTINUED)

- (6) The garages hereby permitted shall be used for domestic purposes only, incidental to the enjoyment of the dwellings within the same development and for no other purpose.
- (7) With the exception of fences and walls shown on Drawing No. 232.774 there shall be no fencing or enclosure of the area between the buildings hereby permitted and the boundaries of the application site.
- (8) The permission granted to the same applicant on 17th April 1975 reference No. 165/75 (4/0102/75) inasmuch as it relates to plots 177, 178 and 179 on the drawings forming part of that application and that permission granted on 17th May 1976 reference No. 506/76 (4/0364/76) inasmuch as it relates to plots 172, 173 and 174 on the drawings forming part of that application, shall not be implemented if the permission hereby granted is implemented.
- (9) The permission hereby granted shall not be implemented if either of the permissions referred to in condition (8) hereof is implemented in so far as that dated 16th April 1975 (reference No. 165/75; 4/0102/75) refers to plots 177, 178 and 179 and that dated 17th May 1976 (reference No. 506/76; 4/0364/76) refers to plots 172, 173 and 174.



Town Planning

Ref. No. 4/1269/76

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No. 1866/76D

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

DACORUM

To Donald Moody Ltd.,
Wash Road,
Hutton,
Brentwood.

Residential development

at Grange Farm, Rovingdon, 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 26th November, 1976

and received with sufficient particulars on 30th November, 1976 (As amended 25th & 27th January 1977)

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 **five** years commencing on the date of this notice.
- (2) No work shall be started until a comprehensive scheme of landscaping, including existing trees and shrubs, 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.
- (3) None of the trees existing on the site at the date of this permission shall be removed without prior written approval of the Local Planning Authority with the exception of those immediately affected by the development hereby permitted. All trees shown to be retained shall be properly protected to the reasonable satisfaction of the Local Planning Authority before any construction work commences and any damaged planting shall be reinstated not later than the first appropriate planting season thereafter.
- (4) None of the dwellings hereby permitted shall be occupied until:
 - (a) access roads and footpaths serving it shown on drawing No.282.77A;
 - (b) the car parking/garaging facilities shown on drawing No.282.77A;
 - (c) the brick walls/screen fences shown on drawing No. 282.77A;

- 4(d) the refuse compounds shown on drawings Nos. 282.77A; 282.85A; 282.80A shall have been provided and such items shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (5) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been agreed with the Local Planning Authority.

PLEASE REFER TO ATTACHED SHEET FOR CONTINUED CONDITIONS

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) & (3) To maintain and enhance the visual amenity of the area.
- (4) & (7) To ensure the proper development of the site.
- (5) To ensure satisfactory appearance.
- (6) To preserve residential character and amenities.
- (8) & (9) To ensure the proper relationship of development on this site to that on adjacent land.

Dated.....27th.....day of.....January.....19 77.

Signed.....

Designation Director of Technical Services.

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, Whitehall, 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.