

Town Planning

Ref. No. .... 431275/84 .....

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

Other

Ref. No. ....

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

IN THE COUNTY OF HERTFORD

To	Alec A White & Company Limited White House Lower Kings Road Berkhamsted Herts	Collett Design Architectural Consultants 17 Collett Road Hemel Hempstead Herts
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<p>..... Erection of 3 detached houses with double garage .</p> <p>.....</p> <p>at ..... Frith Haye, Byways, .....</p> <p>..... Gravel Path, Berkhamsted, Herts. ....</p>	<p>Brief description and location of proposed development.</p>
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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 ..... 18.9.84 ..... and received with sufficient particulars on... 24.9.84 (Amended 31.10.84) ..... 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, 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.
- (3) Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all 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.
- (4) The access onto Gravel Path shall include the provision of sight lines 2.4m x 70m with a minimum kerb radii of 8m, within which there shall be no obstruction more than 0.6m above carriageway level.

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 and in the interests of road safety.
- (5) To ensure proper development and in the interests of road safety.
- (6) To ensure the proper and satisfactory layout and development of the site.
- (7) To ensure proper development of the site.
- (8) To maintain and enhance visual amenity.

Dated.....18th.....day of.....December.....1984

Signed.....

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.

4/1275/84 (Cont'd)

- (5) The development hereby permitted shall not be occupied until the sight lines referred to in condition 4 shall have been provided and they shall be so maintained at all times thereafter.
- (6) The road hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in "Residential Roads in Hertfordshire". (NOTE: Full details of the road works proposed should be submitted to, and approved by, the local highway authority before any work is commenced on site.)
- (7) The development hereby permitted shall be constructed strictly in accordance with the plans and schedule of materials approved under ref 4/1275/84.
- (8) The access drives of Byways, to serve the 3 dwellings hereby permitted, shall be of gravel construction, or a suitable alternative agreed in writing with the local planning authority prior to development commencing on site.

Dated

18th day of December 1984

Signed . . . . .



Chief Planning Officer

4/1275/84

FINISHING SCHEDULE - FRITH HAYE

	PLOT 1	PLOT 2	PLOT 3
WALLS	Half rendered, arches and ground floor plus all garage in Northcott light brown rusticated bricks.	Lightly rusticated Multi Red bricks by Northcott Works Ltd.	Rendered, Arches and plinth with lightly rusticated Paxford Multi Plum brown bricks by Northcott Works Ltd.
TILES	Redland Regent 15 Mottled	Redland Regent 05 Red	Redland Regent 15 Mottled
WINDOWS	Brown uPVC	White uPVC	Brown uPVC

DACORUM DISTRICT COUNCIL  
TOWN & COUNTRY PLANNING ACT 1971  
APPROVED BY DACORUM DISTRICT COUNCIL AS LOCAL  
PLANNING AUTHORITY FOR THE PURPOSES OF THE ABOVE  
ACT AND SUBJECT TO ANY CONDITIONS SPECIFIED.

*Colin Barnard*  
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CHIEF PLANNING OFFICER

APPLICATION NUMBER 4/1275/84  
DATE 18/12/84

PLANNING DEPARTMENT  
DACORUM DISTRICT COUNCIL

Ref. 4/1275/84

C.P.O. 18/12/84

Received 18/12/84

Comments