

AJP

Town Planning  
Ref. No. 4/1306/86

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

Other

Ref. No.

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Dunton Group plc  
130 High Street  
CHESHAM  
Bucks

Erection of 12 flats in two blocks of six with  
ancillary access, parking, garages, etc.

at Land at "Churchill", Graemesdyke Road, Berkhamsted

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 Undated and received with sufficient particulars on 15 September 1986 and shown on the plan(s) accompanying such application, subject to the following conditions:—

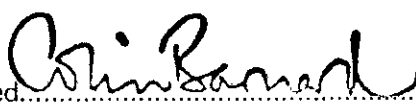
- (1) The development to which this permission relates shall be begun within a period of 5 years commencing on the date of this notice.
- (2) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and details of numbers, species and proposed planting location of all new trees shrubs and hedgerows.

/Conditions continued on  
attached sheet.....

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 ensure satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To safeguard and protect the trees on the site.
- (6) To safeguard and protect the trees on the site.
- (7) In the interests of highway safety.
- (8) To ensure the safe, economic, durable, attractive and development of the site.
- (9) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

Dated.....6th.....day of.....November.....19.86.....

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.

Conditions Continued.....

- (4) All planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which during the construction of the development or within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and for the purposes of this condition a planting season shall be deemed to commence in any one year on 1 October and to end on 31 March in ~~next~~ following year.
- (5) During construction, the retained trees should be protected at all times by chestnut paling fences 1.5 m high erected at the full extent of their canopies or such lesser extent as might be approved by the local planning authority, the fencing to be removed only when the development, including pipelines and other underground works have been completed.
- (6) Detailed drawings of all underground works and additional precaution to prevent damage to tree roots should be submitted to and approved by the local planning authority before commencement of work. The details should include the location, extent and depth of all excavation for drainage and other services which were likely to affect retained trees or their roots. All works should be carried out in accordance with drawings so approved.
- (7) The development hereby permitted shall not be occupied until the sight lines shown on drawing number 985/WD/1/G (plan no 4/1306/86) shall have been provided, and they shall be maintained at all times thereafter.
- (8) The development hereby permitted shall not be occupied until the roadway, access, turning and circulation areas shall have been laid out and substantially constructed to the satisfaction of the local planning authority, and they shall be kept clear and available for proper use at all times.
- (9) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, garaging and circulation facilities shown on drawing no 985/WD/1/6 (plan no 4/1306/86) shall have been provided and they shall not be used thereafter otherwise than for the parking garaging and circulation of vehicles.

Dated 6th day of

November 1986

Signed  .....

Designation CHIEF PLANNING OFFICER .....