

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF _____ DACORUM

IN THE COUNTY OF HERTFORD

To St Albans Diocesan Board of Finance Rumball Sedgwick
Holywell Lodge 58 St Peters Street
41 Holywell Hill St Albans
St Albans Herts Herts

..... Residential Development (Outline)
.....
at Former Church of England School
..... Pancake Lane Hemel Hempstead

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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order 1981, the development proposed by you in your outline application dated 21st October 1985 and received with sufficient particulars on 22nd October 1985 and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the siting, layout, design, landscaping and external appearance of the building(s) 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 notice.
(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 notice.
(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 landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.

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 Orders 1974-81.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity.
5. To ensure proper development of the site.
6. To ensure adequate steps are taken for the upkeep of the open areas of land in the interests of the amenities of the future residents of the development.
7. To ensure the proper development of the site.
8. To ensure a satisfactory development in the interests of highways safety.
9. To ensure the proper development of the site.

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

- 4 All planting, seeding and turfing comprised in details submitted in accordance with conditions 1 and 3 hereof, shall be carried out not later than the first planting and seeding seasons following the first rateable occupation of the building hereby permitted, and any trees or plants which, within a period of five 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 other variation.
- 5 The details submitted in accordance with condition 1 hereof shall include:-
 - (a) garaging, parking and circulation facilities;
 - (b) refuse collection facilities;
 - (c) boundary fencing/walling/hedging;
- 6 No work shall be started on the development hereby permitted until full details of a scheme for maintenance and management of any areas of open space, landscaping or amenity greens (shown and clearly designated as such on the details submitted in accordance with condition 1 hereof) shall have been submitted to and approved by the local planning authority.
- 7 The details submitted in accordance with condition 1 hereof shall include plans, sections and details of the construction of the road/access driveway, turning head and any footways. These shall be approved by the local planning authority before any work is commenced on site.
- 8 The access shall include the provision of sightlines 2.4m by 35 m within which there shall be no obstruction more than 600 mm above carriageway level.
- 9 The details referred to in condition 1 and 7 hereof shall be constructed in accordance with the specification of Hertfordshire County Council set out in "Residential Roads in Hertfordshire 1982" (or any amendments thereto) unless the local planning authority gives written consent to any variation.

Dated 28th day of November 19.85

Signed 

Designation CHIEF PLANNING OFFICER