

Town Planning

Ref. No. 4/1314/85.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DAQCORUM**

IN THE COUNTY OF HERTFORD

To Amalgamated Builders Limited
36 Frogmore Street
Tring

Austin Vernon Association
17 Elverton Street
Westminster
London SW1P 2QR

..... Six Dwelling and Parking

at Phase III Lakeside

..... Icknield, Tring

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 ~~17th October 1985~~ and received with sufficient particulars on ~~18th October 1985~~ 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) The external materials to be used on the development hereby permitted shall comprise Severn Valley mixed stock bricks and Marley slate grey roofing tiles.
- (3) The scheme of landscaping shall be implemented strictly in accordance with the details shown on Plan No 4/1314/85 in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times to the reasonable satisfaction of the local planning authority.
- (4) Notwithstanding the provisions of the Town and Country Planning General Developing Order 1977 or any amendments thereto, no gate, fence, wall, hedge or other means of enclosure shall be provided in front of any building hereby permitted without express permission in writing from the local planning authority.

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 ensure proper development and visual and general amenity.
- (5) Where the new road is to be adopted by the highway authority.
- (6) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (7) To ensure the proper development of the site.
- (8) To ensure the proper development and use of the site.
- (9) To maintain and enhance visual amenity.
- (10) To secure a satisfactory standard of development.

Dated..... 28th day of..... November 1985

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.1J. 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.

- (5) 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):
- (6) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the expense written permission of the local planning authority.
- (7) No work shall be started on the development hereby permitted until details of a bin collection point within 30 m of the adopted highway shall be submitted and approved by the local planning authority.
- (8) The development hereby permitted shall not be occupied until the terms approved in accordance with condition 7 hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
- (9) No work shall be started until a comprehensive scheme of landscaping for the pedestrian access to Icknield Way 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.
- (10) The footpaths coloured yellow on Plan 4/1314/85 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 Highway Works should be submitted to and approved by the local highway authority before any work is commenced on site.

Dated28th..... day ofNovember..... 1985

Signed



Designation .Chief.Planning.Officer

Town Planning

Ref. No. **4/1314/85**

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF **DAKORUM**

IN THE COUNTY OF HERTFORD

To **Amalgamated Builders Limited**
36 Frogmore Street
Tring

Austin Vernon Association
17 Elverton Street
Westminster
London SW1P 2QR

..... **Six Dwelling and Parking**

.....

at **Phase III Lakeside**

..... **Icknield, Tring**

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 **17th October 1985** and received with sufficient particulars on **18th October 1985** 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) The external materials to be used on the development hereby permitted shall comprise **Severn Valley mixed stock bricks and Marley slate grey roofing tiles**.
- (3) The scheme of landscaping shall be implemented strictly in accordance with the details shown on Plan No **4/1314/85** in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times to the reasonable satisfaction of the local planning authority.
- (4) Notwithstanding the provisions of the Town and Country Planning General Developing Order 1977 or any amendments thereto, no gate, fence, wall, hedge or other means of enclosure shall be provided in front of any building hereby permitted without express permission in writing from the local planning authority.

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 ensure proper development and visual and general amenity.
- (5) Where the new road is to be adopted by the highway authority.
- (6) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (7) To ensure the proper development of the site.
- (8) To ensure the proper development and use of the site.
- (9) To maintain and enhance visual amenity.
- (10) To secure a satisfactory standard of development.

Dated.....28th day of.....November.....19.85.....

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.

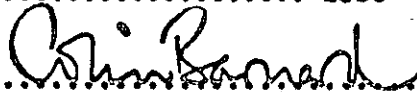
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

- (5) 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).
- (6) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the buildings hereby permitted without the expense written permission of the local planning authority.
- (7) No work shall be started on the development hereby permitted until details of a bin collection point within 30 m of the adopted highway shall be submitted and approved by the local planning authority.
- (8) The development hereby permitted shall not be occupied until the terms approved in accordance with condition 7 hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
- (9) No work shall be started until a comprehensive scheme of landscaping for the pedestrian access to Icknield Way 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.
- (10) The footpaths coloured yellow on Plan 4/1314/85 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 Highway Works should be submitted to and approved by the local highway authority before any work is commenced on site).

Dated28th..... day of ...November..... 1985

Signed



Designated Chief Planning Officer

D.C.7A

Town Planning
Ref. No.

4/1314/85

4/1607/85

TOWN & COUNTRY PLANNING ACT 1971

DACORUM DISTRICT COUNCIL

For: Amalgamated Builders Limited
36 Frogmore Street
Tring

Austin Vernon Associates
17 Elverton Street
Westminster
London SW1P 2QR

Approve submission of details of landscaping
6 dwellings and parking

Phase III Lakeside, Tring

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1314/85

29th November 1985
granted on _____ at the above-mentioned
location in accordance with the details submitted by you, with your
application dated 17th December 1985

Dated 11th day of February 1986

Signed



Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

TOWN & COUNTRY PLANNING ACT 1971

DACORUM DISTRICT COUNCIL

To: Amalgamated Builders Limited
36 Frogmore Street
Tring

Austin Vernon Associated
17 Elverton Street
Westminster
London SW1P 2QR

Approve submission of details of screen walls
and bin collection point

6 dwellings and parking

Phase III Lakeside, Tring

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/1314/85

granted on 27th November 1985 at the above-mentioned
location in accordance with the details submitted by you, with your
application dated

Dated 11th day of February 1986

Signed



Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.