

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

DACORUM

THE DISTRICT COUNCIL OF
IN THE COUNTY OF HERTFORD

To Crest Homes (Chiltern) Ltd
Church House, Church Lane,
Kings Langley, Herts

Details of Siting, Design, Layout, Access and External Appearance of 14 Dwellings
at Seymour Plant Clements End Road, Gaddesden Row

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 give approval to the details which were reserved for subsequent approval in outline planning permission no. 4/0836/86 granted on 31 March 1987 at the above-mentioned location, in accordance with the following drawings submitted by you:

CH167/02	CH167/11
CH167/04	CH167/01 REV. E
CH167/03	40.04
CH167/09	

Subject to compliance with the following conditions:—

- (1) No work shall be commenced on the development until details of the tiles to be used shall have been submitted to and approved by the local planning authority.

See overleaf

The reasons for the foregoing conditions are as follows:—

- (1) To ensure a satisfactory appearance.
- (2) To maintain and enhance visual amenity.
- (3) To maintain and enhance visual amenity.
- (4) To ensure the safe, economic, durable, attractive and proper development of the estate.
- (5) For the avoidance of doubt.

Dated..... day of..... 19.....

Signed.....

Designation

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

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- (2) 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.
- (3) 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 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 the next following year.
- (4) 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.
- (5) This permission shall not extend to the siting of the future sub-station shown on Drawing No. CH167/01E.

Dated First day of November 1988

Signed



Designation CHIEF PLANNING OFFICER