

Town Planning
Ref. No. 4/1319/86

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Haywood Developments Limited
Olds Approach
Tolpits Lane
Watford

Hoper Skillen Associates
43 High Street
Rickmansworth

.... Three dwellings
.....
at .. Land w side Fieldway/ r/o 17 & 19 Hall Park Gate
.... 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 16 September 1986 and received with sufficient particulars on 17 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) The development hereby permitted shall be constructed in London Brick Company Georgian Red Multi facing bricks and Marley concrete bold roll old English dark red roof tiles, or such other materials as may be agreed in writing with the local planning authority.
- (3) During construction the retained tree the subject of the Dacorum Borough Council (Land rear of 17 and 19 Hall Park Gate, Berkhamsted) Tree Preservation Order 1986 shall be protected at all times by chestnut paling fencing 1.5 m high erected at the full extent of the canopy or such lesser extent as may be approved by the Council in writing, the fencing to be removed only when the development (including pipelines and other underground works) has been completed.

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 safeguard and protect the tree in the interests of the amenities of the locality.
- (4) As 3 above.
- (5) In the interests of pedestrian safety.
- (6) In the interests of highways safety.
- (7) To safeguard the residential amenity of the area.

Dated.....19.....day of.....March.....19.87....


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. (Cont'd)

(4) Detailed drawings of all underground works and additional precautions to prevent damage to roots of the tree referred to in condition (3) hereof should be submitted to and approved by the Council before work is commenced. The details should include the location, extent and depth of excavations for drainage and other services which are likely to affect the retained tree and its roots. All works should be carried out in accordance with the drawings as so approved.

(5) None of the dwellings hereby permitted shall be occupied until the footway shown on drawing No 8571.1 Rev B (plan no 4/1319/86) shall have been constructed in accordance with the specification of Hertfordshire County Council set out in "Restricted Roads in Hertfordshire"

(NOTE: Full details of the footway works proposed should be submitted to and approved by the local highway authority before any work is commenced on site.

(6) A 2.4 m x 2.4 m visibility splay shall be provided each side of each of the vehicular accesses hereby permitted measured from the edge of the accessway to the back of the proposed footway within which there shall be no obstruction to visibility between 600 mm and 2 m above the footway level.

(7) A 1.8 m high imperforate fence shall be provided at all times on the rear (north-west) boundary of the site whilst the dwellings hereby permitted are occupied.

Dated 19 March 1987

Signed



CHIEF PLANNING OFFICER