

Town Planning 4/1334/77
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF **DACORUM**
IN THE COUNTY OF HERTFORD

To **Analgamated Builders (Pitstone) Ltd.,**
Great Seabrook House,
Cheddington,
LEIGHTON BUZZARD,
Beds.

D. P. Smith, Esq., A.R.I.B.A.,
117 High Street,
BERKHAMSTED,
Herts.

25 Houses	Brief description and location of proposed development.
at New Road, Tring.	

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 **6th December, 1977,**

and received with sufficient particulars on **9th December, 1977, (as amended 23rd Jan. 1978)**
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) Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1977 as amended, there shall be no extension to the dwellings hereby permitted unless details of the external material shall first have been submitted to and approved by the local planning authority.
- (3) The planting shown on the drawings submitted with this application shall be undertaken in the first planting season (November-March) following commencement of the development - or such later time as may be approved in writing by the local planning authority - and shall thereafter be maintained to the reasonable satisfaction of the local planning authority.
- (4) Any oil tanks serving central heating installations shall be sited on impervious bases and surrounded by oil-tight bund walls with a capacity of 110% of the tank volume and enclose all fill and draw pipes.

/ Conditions continued on separate sheet
PLEASE TURN OVER

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 enable the local planning authority to consider any extension to the development hereby permitted which could detract from general and visual amenity.
- (3) To maintain and enhance visual amenity.
- (4) To prevent possible pollution of the water courses in the vicinity.
- (5) To ensure the proper development of the site and in the interests of pedestrian and vehicular safety.
- (6) & (7) To ensure privacy.

Dated 26th day of January, 1978.

Signed 

Designation Director of Technical Services.

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, Whitehall, 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.

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Conditions continued.

- (5) The fence/hedge on the Wingrave Road frontage shall be maintained at all times and there shall be no pedestrian access to the development hereby permitted other than that shown on drawing No. ONE.A as amended 18.1.78.
- (6) No work shall be started on the development hereby permitted until details of 2 m. high enclosing walls/fences on the rear and flank boundaries of the curtilages of the dwellings shall have been submitted to and approved by the local planning authority.
- (7) None of the dwellings hereby permitted shall be occupied until the walls/fences approved in accordance with condition (6) hereof shall have been provided and such enclosures shall be maintained at all times thereafter.

A handwritten signature in dark ink, appearing to be 'J.H. L.' or similar, written in a cursive style.