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Town Planning 4/1383/84
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To	Lovell Construction (Midland)Ltd., Midland House, Buckingham Street, Aylesbury, Bucks, HP20 2LJ	Lovell Construction Services Ltd., Lovell House, 271 High Street, Uxbridge, Middx, UB8 1LQ
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..... Thirty-eight houses at Land at The Silk Mill Way/Elm Tree Walk, Tring Herts.	Brief description and location of proposed development.
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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 11th October 1984 and received with sufficient particulars on 23rd October 1984 (amended 26th November 1984) 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 externally using the materials specified on Drawing No.84.270.Arch/3.B.
- (3) No work shall be started until a comprehensive scheme of landscaping, including existing trees, for the site 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.

....contd

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 in the interests of road safety.
- (5) To ensure proper development and in the interests if road safety.
- (6) To ensure the proper and satisfactory layout and development of the site.
- (7) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (8) To enable vehicles to enter and leave the site in a forward direction and avoid danger on the adjacent highway.

Dated.....29th.....day of.....November.....1984.....

Signed.....
CHIEF PLANNING OFFICER
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 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.

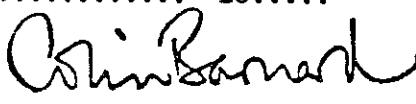
- (4) Visibility sight lines shall be provided as set out in the following Table within which there shall be no obstruction more than 600 mm in height above carriageway level.

TABLE

Road Junction	Visibility Sight Lines
Elm Tree Walk/Silk Mill Way(south	4.5 m x 70 m
Gwynne Close/Elm Tree Walk (east)	4.5 m x 35 m
Gwynne Close (extended)/new cul-de-sac	2.5 m x 35 m

- (5) None of the dwellings hereby permitted shall be occupied until the sight lines referred to in condition (4) above shall have been provided and they shall be so maintained at all times thereafter.
- (6) The road and footpaths hereby permitted, including the footpath on the western side of the site 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).
- (7) The development hereby permitted shall not be occupied until the arrangements for vehicle parking, shown on plan 84.270.Arch/3.B shall have been provided and they shall be maintained at all times thereafter.
- (8) The development hereby permitted shall not be occupied until the turning spaces shown on plan 84.270.Arch/3.B shall have been provided and shall thereafter be maintained at all times.

Dated 29th day of November 19..... 84.

Signed 

CHIEF PLANNING OFFICER