

Town Planning

Ref. No. 4/1402/87

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To A. Batchelor, Esq.,
2 Nathaniel Walk,
Tring,
Herts.

Messrs. Aitchisons,
154 High Street,
Berkhamsted,
Herts.

Change of use from dwelling and granny flat to two
dwellings, erection of additional dwelling and
alterations and single storey front extension
at 2 Nathaniel Walk, Tring, Herts.

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 28 August 1987 and received with sufficient particulars on 10 September 1987 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 side extension to form a new dwelling together with the front porch extensions hereby permitted shall be constructed in materials which match both in colour and texture those on the existing building of which this development shall form a part.
- (3) The developer shall construct the crossover to Standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads" and the development shall not be brought into use until the access is so constructed.

Cont.

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 a satisfactory appearance.
- (3) In the interests of highway safety.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) To ensure a satisfactory development and in the interests of the amenity of the adjoining residents.
- (6) To maintain and enhance visual amenity.
- (7) In the interests of highways safety.
- (8) In the interests of highways safety.
- (9) In the interests of highways safety.

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

Signed.....

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.

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- (4) The development hereby permitted shall not be occupied until the six car parking spaces and access driveway as shown on Drawing Number 557/10 of Plan Number 4/1402/87 have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (5) The development hereby permitted shall not be occupied until the 1.8 m high close boarded fences shown on Drawing Number 557/10 of Plan Number 4/1402/87 have been provided and the fencing as erected shall be retained at all times thereafter.
- (6) The existing hedge and planting on the north-west, south-west and south-east boundaries of the site as shown on Drawing Number 557/10 of Plan Number 4/1402/87 to be retained, shall be protected during the period of construction and any such part or parts of the hedge/planting as may become damaged shall be replaced when the planting season following the completion of development. 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.
- (7) The development shall not be brought into use until the existing vehicular access has been closed and the kerbs and footway/verge reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (8) Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.
- (9) The kerb radii of the access shall be 6 m and shall include a pram crossing.

Dated: 22nd October 1987



Signed _____

Designation: Chief Planning Officer