

Town Planning
Ref. No. 4/1431/86

Other
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OF

DACORUM

IN THE COUNTY OF HERTFORD

To Amalgamated Builders Limited
36 Frogmore Street
Tring
Herts

Austin Vernon Associates
17 Denbigh Street
Pimlico
London

Eight 2 bedroom flats, parking and access

at Gilmores Yard, Warners End Road, Hemel Hempstead

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 10.10.86. and received with sufficient particulars on 13.10.86. 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) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority, and the development hereby permitted shall be carried out in the materials so approved.
- (3) 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.

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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) To maintain and enhance visual amenity.
- (4) To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.
- (5) In the interests of highways safety.
- (6) In the interests of highways safety.
- (7) In the interests of highways safety.
- (8) In the interests of highways safety.
- (9) In the interests of highways safety.
- (10) 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 arrangements for vehicle parking and circulation shown on plan 2070/6B shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.
- (5) 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.
- (6) The development hereby permitted shall not be brought into use until the existing access road has been closed and the kerbs and footway reinstated to the standards set out in the current edition of Hertfordshire County Council's "Specification for the Construction of Residential Estate Roads".
- (7) Sight lines of 2.4m x 70m shall be provided in each direction within which there shall be no obstruction to visibility between 600mm and 2.0m above carriageway level.
- (8) The kerb radii of the access shall be 10.5m and shall include a pram/wheelchair crossing each side.
- (9) Development shall not begin until details of the junction between the proposed access road and the highway have been approved by the local planning authority, and the building shall not be occupied until that junction has been constructed in accordance with the approved details.
- (10) Details submitted in accordance with Condition 9 shall include longitudinal and cross sections through the access drive where this contains gradients in excess of 1 in 14.

Dated27..... day of ...November..... 1986



Signed

Designation ..CHIEF.PLANNING.OFFICER.....