

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972**THE DISTRICT COUNCIL OF DACORUM****IN THE COUNTY OF HERTFORD**

To **Ind Coope Benskins Limited** **Aitchisons**
Benskin House **63 Marlowes**
Station Road **Hemel Hempstead**
Watford WD1 1ES **HP1 1LP**

bans as 240

..... **One pair of semi-detached dwellings**

..... **OUTLINE**

at **Rear of The Bell Public House**

..... **Adj. Friends Meeting House St Mary's 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, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order 1977-81, the development proposed by you in your outline application dated **23.10.84** and received with sufficient particulars on **5.11.84 (Amended 12.12.84 and 29.1.85)** and shown on the plan(s) accompanying such application, subject to the following conditions:-

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with detailed plans and drawings showing the ~~site~~ layout, design, landscaping and external appearance of the building(s) and the means of ~~access~~ thereto which shall have been approved by the local planning authority, before any development is commenced.
- 2 (a) Application for approval in respect of all matters reserved in Condition 1 above shall be made to the local planning authority within a period of **.3.** years commencing on the date of this notice.
(b) The development to which this permission relates shall be begun by not later than whichever is the later of the following dates:-
(i) the expiration of a period of **.5.** years, commencing on the date of this notice.
(ii) the expiration of a period of **.2.** years commencing on the date upon which final approval is given by the local planning authority or by the Secretary of State or, in the case of approval given on different dates, the final approval of the last such matter to be approved by the local planning authority or by the Secretary of State. **for the Department of the Environment.**
- 3 The details submitted in accordance with condition (1) hereof shall include:-
a) a survey of the site including levels, natural features and trees;
b) ~~garaging~~ and parking facilities; c) boundary treatment. 4.
- 4 The development hereby permitted shall not be occupied until the terms as approved in accordance with condition (3)a), b) and c) hereof shall have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.
- 5 The existing wall along the northern and southern boundaries shall be retained and repaired where necessary and adequate arrangements to the reasonable satisfaction of the local planning authority made to prevent damage during constructional works.

Cont'd separate sheet/...

The reasons for the local planning authority's decision to grant permission for the development subject to the above conditions are:-

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Orders ~~1977-81~~
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- 3
and 4 To ensure the proper development of the site
- 5 To maintain the character of the street scene
- 6 Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and usual amenity
- 7 To maintain and enhance visual amenity
- 8 In the interests of visual amenity
- 9 To ensure land is available for the proper improvement of the highway to meet the requirements of the Highway Authority in the interests of road safety
- 10 & 11 To ensure proper development and in the interests of road safety

Dated 14th day of March 19 85

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 Department of the Environment, Caxton House, Tothill Street, London SW1H 9LZ.) 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 (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(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 for the Environment, 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.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

Conditions cont'd 4/1432/84

- 6 Notwithstanding the provision of the Town and Country Planning General Development Orders 1977-1983 there shall be no extension or addition to the buildings hereby permitted without the express written permission of the local planning authority.
- 7 No work shall be started until a comprehensive scheme of landscaping including existing trees to be retained, 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 first rateable occupation of the development hereby permitted and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- 8 Adequate arrangements shall be made to the satisfaction of the local planning authority for the protection of all trees on the site which are to be retained to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.
- 9 The development shall not commence until the service road shown hatched green on the approved plans shall have been constructed to standards approved by the local planning authority.
- 10 The access shall include the provision of sight lines hatched red on plan no.4/1432/84 within which there shall be no obstruction more than 600mm. above carriageway level.
- 11 The development hereby permitted shall not be occupied until the sight lines referred to in Condition 10 shall have been provided and they shall be so maintained at all times thereafter.

Dated 14th February 1985

Signed.....

Chief Planning Officer