

Town Planning 4/1439/86
Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
Ref. No.

THE DISTRICT COUNCIL OF DACORUM
IN THE COUNTY OF HERTFORD

To Mr F Gregory
2 Rowcroft
Hemel Hempstead

Mr M D Williams
71 Melstock Road
Aylesbury

Garage
.....
.....
at ... 2 Rowcroft, 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 October 1986 and received with sufficient particulars on 14 October 1986 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 materials to be used externally shall 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.
- (4) Any gates provided shall be set back a minimum of 5.0 m from the back of the footway and shall open inwards into the site.

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) In the interests of highway safety.
- (4) In the interests of highway safety.

Dated..... 5 day of..... December 19 86

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 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.

Copies to: Mr Scott
Mr Bowman
Mrs Jennings
CPO (FAD Mr Chapman)

15 January 1987

T203/PEC/7/04/14
Mr Hallworth
2359

File 4/1439/86

Mr F Gregory
2 Rowcroft
Hemel Hempstead
Herts

Dear Sir

2 ROWCROFT, HEMEL HEMPSTEAD - S.184 (VEHICLE CROSSING AGREEMENT)

I refer to your acceptance form TS/AD 143 and cheque dated 21 December 1986 in the sum of £205.62 in respect of the proposed vehicle crossing to your property.

The Chief Planning Officer informs me that the skewed line of the vehicle crossing shown on the drawing Sheet 1 did not form part of the planning approval ref.no.4/1439/86 dated 5 December 1986 as it was outside your curtilage. Therefore it follows that line of the crossing was not approved by my colleague, the Chief Planning Officer, and is in any case a matter for the highway authority to decide. In this case the correct and safe line of the vehicle crossing is one which is square to Rowcroft and clear of the bellmouth junction with ... Middle Hill as shown by the hatched area on the attached plan.

Before proceeding with the works I would appreciate your written agreement to the modification so that there are no misunderstandings. You will, of course, be aware that it is the responsibility of the highway to impose "such reasonable conditions on the use of the footway or verge as a crossing as may be so specified" under s.184(1)(b) of the Highways Act 1980 and the squaring off of the crossing line is on the grounds of road safety.

Yours faithfully

DIRECTOR OF TECHNICAL SERVICES

Enc.