

D.C. 3

Town Planning  
Ref. No. .... 4/1458/89....

## TOWN &amp; COUNTRY PLANNING ACTS, 1971 and 1972

Other  
Ref. No. ....

THE DISTRICT COUNCIL OF ..... **DACORUM** .....  
IN THE COUNTY OF HERTFORD

To Hazel Heath Homes  
80a Victoria Street  
St Albans  
Herts

Erection of 12 flats, formation of car parking area and access	Brief description and location of proposed development.
at Land at Pickford Road/adjoining 9 Parkfield, Markyate	

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 ..... **25 August 1989** .....  
and received with sufficient particulars on ..... **4 September 1989** .....  
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 in Butterley Heather Charmwood Brindled Red bricks and Redland Antique Red Plain tiles or such other materials as may be agreed in writing by the local planning authority.
- (3) 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.

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) & (4) To maintain and enhance visual amenity.
- (5) & (6) In the interests of highways safety.
- (7) To safeguard privacy currently enjoyed by occupants of adjacent residential property.
- (8) To ensure the adequate and and satisfactory provision of off-street vehicle parking facilities.
- (9) To ensure proper drainage of the site.

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.

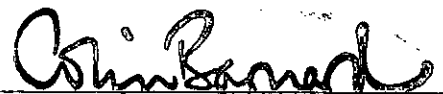
PLANNING CONDITION NO. 4/1458/89

Conditions continued:-

- (4) All planting, seeding or turfing comprised in the approved details of landscaping, as shown on plan 4/1458/89, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation, and 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.
- (5) The dwellings hereby permitted shall not be occupied until the proposed access has been constructed as shown on plan 4/1458/89, and the footway and verge has been reinstated to the current specification of Hertfordshire County Council and to the satisfaction of the local planning authority.
- (6) The verge on either side of the access point to the development hereby permitted shall be replanted with grass and finished to the satisfaction of the local planning authority, following completion of construction of the said access point.
- (7) The window at first floor level on the north elevation of the block of flats labelled 'A' on Plan 4/1458/89 shall be fitted and maintained at all times with opaque glazing, to the satisfaction of the local planning authority.
- (8) The development hereby permitted shall not be occupied until the eighteen car parking spaces in the layout shown on Plan 4/1458/89 shall have been provided, and these shall be maintained as such at all times thereafter.
- (9) Before development is commenced, full details of the proposed drainage system for the site shall be submitted to and approved by the local planning authority.

Dated Twenty-second day of February 1990

Signed



Designation

*Chief Planning Officer*