Town Planning Ref. No.

4/1480/84

TOWN & COUNTRY PLANNING ACT 1971

## DACORUM DISTRICT COUNCIL

fo:

Ar 8 0 Quin

27 Castle Hill Avenue

Berkhamsted

Herts

Stimpsons Cruickshank 14A St Albane Road

Watford Herts

Submission of materials. Multi stock bricks and Marley Hendip Old English Dark Red roof tiles. As per samples submitted to the local planning authority. Land at 25 Castle Hill Avenue Berkhamsted

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 gives approval to the details which were reserved for subsequent approval in planning permission no

3.4.84 granted on at the above-mentioned location in accordance with the details submitted by you, with your 15.11.64 application dated

Dated

20th

day of

December

Signed

Designation Chief Planning Officer

NOTE: This is not a separate planning permission, but must be read in conjunction with any conditions attached to the permission indicated above.

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Submission of materials. Multi stock bricks and Marley Mendip Old English Dark Red roof tiles. As per samples submitted to the local planning authority.

Land at 25 Castle Hill Avenue Berkhamsted

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 gives approval to the details which were reserved for subsequent approval in planning permission no 4/0159/84

granted on 3.4.84 at the above-mentioned location in accordance with the details submitted by you, with your application dated 15.11.84

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Designation Chief Planning Officer

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- 6. The access on to Gravel Path shall include the provision of sight lines 2.4 m x 70 m within which there shall be no obstruction more than 0.6 m above carriageway level.
- 7. The development hereby permitted shall not be occupied until the sight lines shown on plan 4/0161/84 shall have been provided and they shall be so maintained at all times thereafter.

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 Order 5', 1977-81
- 2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
- 3. To ensure the proper development of the site.
- 4. To ensure the proper development and use of the site.
- 5. In the interests of visual amenity.
- 6. To ensure proper development and in the interests of road safety.
- 7. To ensure proper development and in the interests of road safety.

1973, es amended

| Dated | 4th | day of | April \ | / 1/9 | 84   |
|-------|-----|--------|---------|-------|------|
| Dated |     | `Signe |         | an ba | manl |

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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 County 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.

<sup>(</sup>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.