

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

THE DISTRICT COUNCIL OFDACORUM.....
IN THE COUNTY OF HERTFORD

To Berkeley Homes (North London) Limited
The Old Barn
16 Melbourne Road
Bushey
Herts.
WD2 3DR.

Details of siting, layout, design, landscaping and external appearance.
Eight dwellings.
at R/o 29/37 Shrublands Road, Berkhamsted, Herts.

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 give approval to the details which were reserved for subsequent approval in outline planning permission no.4/1880/87..... granted on4 February 1988..... at the above-mentioned location in accordance with the following drawings submitted by you:

N289/2 Rev. A	88-81-02 Rev. A		N289/9
N289/4	88-81-03 Rev. A	3811/1	N289/10
N289/5	88-81-04	N289/6	N289/11
N289/14 Rev. 2	88-81-05	N289/7	N289/12
Subject to compliance with the following conditions:—	N289/8	N289/13 Rev. A	
	88-81-06	N289/15 Rev. B	

1. All planting, seeding or turfing comprised in the approved details of landscaping shown on Drawing No. N289/2 Rev. A, 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 five 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

See overleaf

Cont.

The reasons for the foregoing conditions are as follows:—

1. To maintain and enhance visual amenity.
2. To maintain and enhance visual amenity.
3. In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Dated *day of* 19

Signed.....

Designation

This is not a separate planning permission but must be read in conjunction with any conditions attached to the outline planning permission.

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 approve the details of the proposed development subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971. The Secretary of State has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress.

Ref 4/1499/88

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.

2. The development hereby permitted shall not be occupied until the details of boundary treatment hereby approved (and as shown on Drawing No. 289/2 Rev A) shall have been provided.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any amendments thereto, there shall be no extension, addition or alteration to the buildings hereby permitted by Part 1, Classes A, B, C, D or E of Schedule 2 to that Order, without the express written permission of the local planning authority.

Dated 14 February 1989

Signed 

Designation Chief Planning Officer

D.C. 3

Town Planning

Ref. No. 4/1905/89

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other

Ref. No.

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

To Berkeley Homes North London
68 Baker Street
Weybridge
Surrey

..... One Dwelling (Revision to Plot 6 of reserved matters ..
..... approval 4/1499/88)

at ... Rear of 29-37 Shrublands Road, 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 permit the development proposed by you in your application dated 3.11.1989

and received with sufficient particulars on 20.11.1989

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 five years commencing on the date of this notice.
- (2) The development hereby permitted shall be constructed in Sussex Light Multi Stock bricks and Marley Natural Red roof tiles or such other materials as may be agreed in writing with the local planning authority.
- (3) The development hereby permitted shall not be occupied until the boundary treatment as shown on plan 4/1905/89, drawing N289/2 Rev G has been provided.
- (4) The garaging and parking facilities shown on plan 4/1905/89 drawing N289/2 Rev G shall be used only for the parking and manœuvring of vehicles.
- (5) All planting, seeding or turfing comprised in the approved details of landscaping as shown on plan 4/1905/89, drawing N289/2 Rev G or other details to be agreed with the local planning authority, 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, until 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.


- (6) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, or any amendments thereto, there shall be no extension, addition or alteration to the dwelling hereby permitted by Part 1, Classes A, B, C, D and E of Schedule 2 to that Order without the express written permission of the local planning authority.

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 ensure adequate privacy screening to adjacent houses
- (4) To ensure the adequate provision of off-street parking facilities
- (5) To maintain and enhance visual amenity
- (6) In order that the local planning authority may retain control over further development in the interests of residential and visual amenity.

Dated.....Sixteenth.....day of.....February.....19 90.....

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.