

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

DD

THE DISTRICT COUNCIL OF DACORUM

IN THE COUNTY OF HERTFORD

Finlinson Group Ltd  
Blue Court  
Kings Langley  
Herts WD4 8JP

To

....Two Dwellings Outline.....  
.....  
at Land rear of The Old House,  
.....  
....Box Lane, Hemel Hempstead, 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 permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Orders 1977-81 the development proposed by you in your outline application dated 29.11.85 and received with sufficient particulars on 2.12.85 (amended 8/4/86) 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 siting, 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.
- 3 The landscaping details submitted in accordance with Condition 1 hereof shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- 4 All planting, seeding or turfing comprised in details submitted in accordance with Conditions 1 and 3 hereof, shall be carried out in the first planting and seeding seasons following the first rateable occupation of the buildings hereby permitted, 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.

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 1948, 1951 and 1962.
2. To comply with the requirements of Section 42 of the Town and Country Planning Act, 1971.
3. To maintain and enhance visual amenity.
4. To maintain and enhance visual amenity. *decision made by Dns*
5. To ensure proper development of the site.
6. To ensure proper development of the site and in the interests of road safety.
7. To enable the local planning authority to maintain proper control over the development and avoid damage to this Area of Archaeological Interest. *bebnams 26.07.81*

Dated . . . . . Eighth . . . . . day of . . . April . . . . . 1986

Signed..... *Colin Barnard*  
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.

D.C.2.

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5. The details submitted in accordance with Condition (1) hereof shall include:
- a) a survey of the site including levels, natural features, trees and hedges;
  - b) garaging, parking and turning facilities;
  - c) boundary fencing/walling/hedging.

The development hereby permitted shall not be occupied until the details as approved in accordance with b) and c) have been provided and they shall be maintained to the reasonable satisfaction of the local planning authority at all times thereafter.

6. The access on to The Lindens shall include the provision of sight lines 2.4 m by 35 m with minimum kerb radii of 4.5 m, within which there shall be no obstruction more than 600 mm above carriageway level.
7. Facilities for archaeological excavation consistent with the proposed development, and the right of regular access to the site before the construction of the proposed building to make archaeological records by persons authorised by the local planning authority, shall be provided in accordance with a timetable and scheme agreed to in writing with the local planning authority prior to the commencement of any works on site authorised by this permission.