

Town Planning

Ref. No.4/1513/87.....

Other

Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

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

To Chipperfield Homes Ltd A E KING
 Kings Works Dovecot Barn
 Kings Lane Alder Park Meadows
 Chipperfield, Herts Long Marston, Tring, Herts

.....Three dwellings.....

atLand at Lane End, Shootersway Lane, 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 dated22 September 1987..... and received with sufficient particulars on29 September 1987..... 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 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.
- (3) Sight lines of 2.4 m x 35 m shall be provided in each direction within which there shall be no obstruction to visibility between 600 mm and 2.0 m above carriageway level.

CONDITIONS (cont'd)

- (4) No work shall be started on the development hereby permitted until details of materials to be used externally shall have been submitted to and approved by the local planning authority and the development hereby permitted shall be carried out in the materials so approved.
- (5) Details of the species of trees and shrubs to be planted on the north-eastern, north-western and south-western boundaries and within the front gardens of Plots 1, 2 and 3 shall be submitted to and approved by the local planning authority prior to the commencement of development.
- (6) The four semi mature trees identified in red on drawing No LE100B and all other planting, seeding or turfing comprised in the approved details of landscaping, 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.
- (7) The siting of the three flats and associated private driveway shall be pegged out and the preserved trees to be retained in accordance with this permission shall be clearly marked and fenced prior to the commencement of constructional works. The retained trees should during construction, be protected at all times by chesnut paling fences 1.5 m high erected at the full extent of their canopies or such lesser extent as may be agreed in writing with the local planning authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed, and none of the land within the fenced area beneath the canopies shall be used for development including the storage of goods and materials in connection with building operations or other purposes.
- (8) Excavations within the crownspread of the preserved trees shall be hand dug and any roots of greater than 600 mm in diameter should be bridged.
- (9) Notwithstanding the provisions of Class I to 1.5 of the Town and Country Planning General Development Orders 1977 to 1986 there shall be no development within the residential curtilage of Plots 1 and 3 and the carrying out of the sundry minor operations under Class II.1 in respect of plot 3 and Class II 1 and 2 in respect of plot 1 without prior approval in writing of the local planning authority.

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CONDITIONS (Cont'd)

- (10) The driveways serving Plots 1 and 3 shall be hand dug and constructed of terrain matting with gravel.
- (11) The existing hedge on the north-eastern, north-western and south-western boundaries of the site shall be protected during the period of construction and such part or parts of the hedge as become damaged shall be replaced within the planting season following completion of development.

Dated 2 March 1988

Signed



CHIEF PLANNING OFFICER

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) In the interests of Highways safety.
- (3) In the interests of Highways safety.
- (4) To ensure satisfactory appearance.
- (5) To maintain and enhance visual amenity.
- (6) To maintain and enhance visual amenity.
- (7) To identify the positions of the preserved trees on the site prior to commencement of the development and to safeguard the specimens during constructional works.
- (8) In the interests of safeguarding preserved trees at the site during constructional works.
- (9) In the interests of safeguarding preserved trees at the site and in order that the local planning authority may retain control over further development in the interests of the privacy of No 5 Wayfarers Shootersway Lane.
- (10) In the interests of safeguarding preserved trees at the site.
- (11) To maintain and enhance visual amenity.

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.