

Town Planning 4/1544/84
 Ref. No.

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other
 Ref. No.

THE DISTRICT COUNCIL OF DACORUM
 IN THE COUNTY OF HERTFORD

To Crest Homes PLC
 Church Lane
 Kings Langley
 Herts.

.....Erection of 16 houses and 4 flats (Plots 1 - 16
 and 25 - 28 inclusive).....
 at near of 92 - 116 Wood Lane End, 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 the development proposed by you in your application dated13th November 1985..... and received with sufficient particulars on3rd December 1984..... 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 of5... years commencing on the date of this notice.
- (2) The design, means of access and landscaping of the development hereby permitted shall be carried out in accordance with those details shown on planning permission dated 7th September 1984 (Ref. 4/0863/84).
- (3) Facilities for archaeological excavation consistent with the proposed development and the right of regular access to the site before the construction of the proposed buildings for the making of archaeological records by persons authorised by the local planning authority shall be provided in accordance with a timetable and scheme agreed in writing with the local planning authority prior to commencement of any works on the site authorised by this permission.

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 proper development of the site.
- (3) To enable the local planning authority to maintain proper control over the development and avoid damage to this Scheduled Ancient Monument.
- (4) To ensure proper development and in the interests of highway safety.
- (5) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (6) To ensure proper development and future use of the site.
- (7) In the interests of visual amenity.
- (8) To accord with the adopted policy of the Council and in the interests of the amenities of the locality.
- (9) To ensure proper development of the site and in the interests of general amenity.
- (10) Any extension or further enclosure to the proposed hereby permitted would result in overdevelopment of these limited sites to the detriment of general or visual amenity.

Dated.....13th.....day of...February.....19.85...

Signed.....

DesignationChief 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.

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- (4) None of the residential units hereby permitted shall be occupied until access roads, visibility sight lines and footways shown on Plan 4/0863/84 (Drawing No. WT 130/01b) as amended by plan 4/1544/84 (Drawing No. WT 130/01c) shall have been provided and the items as approved shall be maintained at all times thereafter to the reasonable satisfaction of the Local Planning Authority.
- (5) The development hereby permitted shall not be occupied until vehicle parking arrangements shown on Plan 4/0863/84 (Drawing No. WT 130/01b) shall have been provided and they shall be maintained at all times thereafter.
- (6) The existing building in the south western corner of the site at the date of this permission shall be demolished and the materials removed within fifty six days of the first rateable occupation of any of the residential units hereby permitted on plots 6 - 36 inclusive.
- (7) 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 (including the southern boundary line of trees and hedge) to prevent damage during constructional works. Any tree(s) or parts of hedge damaged shall be replaced with tree(s) or planting of such size and species and in such position as shall be agreed with the local planning authority in the first planting season thereafter.
- (8) Within six months of the first rateable occupation of any part of the development hereby permitted, the play space shown on Plan 4/0863/84 (Drawing No. WT 130/01b) permitted on 7th September 1984 shall have been laid out and made available for use as a play area and shall not be used for any other purpose.
- (9) None of the dwellings hereby permitted shall be occupied until the foul water pumping station shown on Plan 4/0863/84 (Drawing No. WT 130/01b) permitted on 7th September 1984 shall have been provided and be ready for operation.
- (10) Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1983 (or any amendments thereto):-
 - (a) No gate, fence, wall, hedge or other means of enclosure shall be provided on land situated between any wall of a dwellinghouse or flat and any adjacent road footpath footway parking bay or driveway except as shown on Plan 4/1544/84 (Drawing No. WT 130/01c)
 - (b) There shall be no extension or addition to any of the dwelling-houses hereby permitted and shown on Plan 4/1544/84 (Drawing No. WT 130/01c).


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- (11) The development hereby permitted shall be carried out in accordance with the materials schedule shown on Plan 4/0863/84 (Drawing No. WT 130/02) permitted on 7th September 1984.
- (12) The development hereby permitted shall comprise 13 one-bedroom dwelling units and 7 two bedroom dwelling units as shown on Plan 4/1544/84 (in as much as it relates to the siting of the buildings) and as shown on Plan 4/0863/84 (in as much as it relates to design, and external appearance) (Drawing Nos. WT 130/03/001; WT 130/04/001; WT 130/05) permitted on 7th September 1984 and these dwelling units shall not be altered in any way to provide additional bedroom accommodation without prior permission in writing of the local planning authority.

Dated 13th day of February 1985

Signed



Designation Chief Planning Officer

Reasons Continued

- (11) To ensure proper development of the site and in the interests of general amenity.
- (12) To ensure that adequate car parking facilities are available to serve the development.