

Town Planning  
Ref. No. 4/1548/84

TOWN & COUNTRY PLANNING ACTS, 1971 and 1972

Other  
Ref. No.

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

To. Chipperfield Homes Ltd. Collett Design  
Kings Works 17 Collett Road  
Kings Lane Hemel Hempstead  
Chipperfield

|  |   |
|--|---|
| Five dwellings (amended layout).....                   | Brief<br>description<br>and location<br>of proposed<br>development. |
| .....  |   |
| at... Land NE King Edward Street, Hemel Hempstead..... |   |

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 5th December 1984..... and received with sufficient particulars on 5th December 1984 (Amended 30/1/85)..... 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 development hereby permitted shall be constructed externally using London Brick Company 'Sand-faced' facing bricks, Fletton brickwork painted white and Redland 'Renown' grey granite roofing tiles, or such other materials as may be approved in writing by the local planning authority.
- (3) 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 to prevent damage during constructional works. Any trees accidentally damaged shall be replaced by approved species in the first planting season thereafter.

Contd...

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 satisfactory appearance.
- (3) In the interests of visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) Any extension to the proposal hereby permitted would result in over-development of this limited site to the detriment of general and visual amenity.
- (6) To ensure the proper and satisfactory layout and development of the site
- (7) To ensure proper use of the site and avoid obstruction on adjacent highways.
- (8) To ensure proper development and in the interest of road safety.
- (9) To ensure and safeguard the amenities of the occupants of the proposed dwellings.
- (10) To safeguard the amenities of the occupants of the proposed dwellings.
- (11) To safeguard the amenities of the occupants of the proposed dwellings.
- (12) To safeguard the amenities of the occupants of the proposed dwellings.
- (13) To safeguard amenities and privacy for the occupants of the dwellings.

Dated.....20th.....day of.....February.....19...85..

Signed.....

Designation ...CHIEF PLANNING OFFICER

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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.

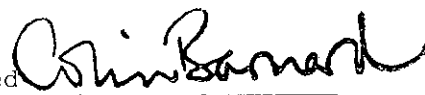
(4) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

CONDITIONS CONTINUED

- (4) The landscaping scheme shown on plan 4/1548/84 (drawing No 84/911/6A) shall be implemented strictly in accordance with the approved details in the first planting season following first rateable occupation of the development hereby permitted and maintained at all times thereafter to the satisfaction of the local planning authority.
- (5) Notwithstanding the provision of the Town and Country Planning General Development Order 1977 or any amendments thereto, there shall be no extension or addition to the building hereby permitted without the express written permission of the local planning authority.
- (6) The roads hereby permitted shall be constructed in accordance with plans, sections and details which shall be submitted to, and approved by, the local planning authority before any work is commenced on site.
- (7) The development hereby permitted shall not be occupied until the parking arrangements shown on Plan No 4/1548/84 (drawing No 84/911/6A) shall have been provided and they shall be maintained at all times thereafter.
- (8) The access onto King Edward Street shall include the provision of sight lines 4.5 m x 4.5 m and 2.4 m x 35 m within which there shall be no obstruction more than 0.6 m above carriageway level.
- (9) All the windows of the dwellings hereby permitted shall be double-glazed in the manner shown on Plan No 4/1548/84 (Drawing No 84/911/3C).
- (10) All the dwellings hereby permitted shall be fitted with a 'Silavent Freshflo' type 5M2/C combined vent system or any other mechanical fresh air unit which meets the requirements of the Noise Insulation Regulations 1975.
- (11) All the dwellings hereby permitted shall be fitted with roof insulation in the manner shown on Plan No 4/1548/84 (Drawing No 84/911/3C).
- (12) Before construction commences on site, a 2 m high concrete plank wall shall be erected along the entire length of the north-east boundary of the site adjacent to the railway, which shall be retained and maintained at all times thereafter to the reasonable satisfaction of the local planning authority.
- (13) The close-boarded fencing to the boundaries of all the proposed dwellings shall measure a minimum of 1.8 m in height.

Dated 20th day of February 1985

Signed



Designation CHIEF PLANNING OFFICER