

Town Planning

Ref. No. 4/1554/86

Other

Ref. No.

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

THE DISTRICT COUNCIL OF ..... DACORUM .....

IN THE COUNTY OF HERTFORD

To Pearce Homes Ltd.  
41 Cardiff Road  
Luton

Pearce Associates  
29 High Street  
Lewes  
East Sussex BN7 2LU

..... One dwelling .....

.....

at .... Pancake Lane/Leverstock Green Road .....

..... Hemel Hempstead .....

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 November 1986 ..... and received with sufficient particulars on ..... 4 November 1986 ..... 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) 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.
- (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.
- (4) No work shall be started until a comprehensive scheme of landscaping (including existing trees and shrubs) for that area of the site which will not be included in the private garden of the dwelling, shall have been submitted to and approved by 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 satisfactory appearance.
- (3) To maintain and enhance visual amenity.
- (4) To maintain and enhance visual amenity.
- (5) To maintain and enhance visual amenity.
- (6) To ensure that vehicles may enter and leave the site in forward gear.
- (7) In the interests of highways safety.
- (8) In the interests of highways safety.
- (9) To ensure proper and satisfactory layout and development of the site.

Dated.....15.....day of.....January.....19 87.....

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.

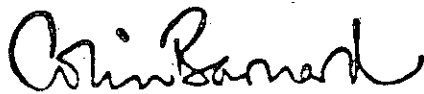
(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of 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.

CONDITIONS CONT'D

5. All 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.
6. The development hereby permitted shall not be occupied until the turning space shown on 4/1554/86 (drawing no 85.35.10A) shall have been provided, and shall not be used thereafter for any purpose other than the turning of vehicles.
7. The access shall include the provision of sight lines 2.4 m x 35 m within which there shall be no obstruction more than 600 mm above carriageway level.
8. The development hereby permitted shall not be occupied until the sight lines referred to in condition '7' shall have been provided, and they shall be maintained at all times thereafter.
9. The proposed vehicular crossover hereby permitted shall be constructed in accordance with the specification of the Hertfordshire County Council set out in 'Residential Roads in Hertfordshire'. Full details of the works approved should be submitted to and approved by the local highway authority before any work is commenced on site.

Signed



Chief Planning Officer

Dated

15 January 1987